

Color/Font Coding

Black = Text from 91-102, Supplement 17 (last printed revision)

Brown = from Ordinance 03-55

Blue = from Ordinance 04-08

Red = text pulled directly from Ordinance 04-41

Violet = from Ordinance 06-08

Black = defined term

Pink = Use carried forward, cumulative zoning

Green = scrivener's errors found

Zoning Districts and Permissible Uses

This page intentionally left blank.

2.03.00 Zoning Districts and Permissible Uses

2.03.01 Agricultural Zoning Districts

A. Rural Agricultural District (A) ~~Purpose and intent.~~ 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 **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.

1. *Permitted uses.*

a **Single-family dwelling.**

b. Agricultural activities, including, but not limited to: Crop raising; horticulture; fruit and nut production; forestry; groves; nurseries; ranching; beekeeping; poultry and egg production; milk production; livestock raising, and **aquaculture** for native species subject to ~~the State of Florida Game and Freshwater Fish Commission~~ **Florida Fish and Wildlife Conservation Commission** permits.

i. **The following permitted uses shall only be allowed on parcels 20 acres in size or greater:**

- a) **dairying;**
- b) **ranching;**
- c) **poultry and egg production;**
- d) **milk production;**
- e) **livestock raising; and**
- f) **animal breeding, raising, training, stabling or kenneling.**

ii. **On parcels less than 20 acres in size, individual property owners are not precluded from the keeping of the following for personal use and not in**

association with a commercial agricultural activity provided there are no open feed lots:

a) Fowl or poultry, not to exceed 25 in total number; and

b) Horses and livestock (except for hogs) not to exceed two such animals for each acre.

~~iii. Owning, maintaining or operating any facility or part thereof for the following purposes is prohibited:~~

~~a) Fighting or baiting any animal by the owner of such facility or any other person or entity.~~

~~b) Raising any animal or animals intended to be ultimately used or used for fighting or baiting purposes.~~

~~c) For purposes of this subsection, the term baiting is defined as set forth in § 828.122(2)(a), F.S., as it may be amended from time to time.~~

c. Wholesale reptile breeding and raising (non-venomous), subject to the following standards:

i. Minimum 20 acre **parcel** size;

ii. Any roofed structure used for the shelter and/or feeding of such reptiles shall be located a minimum of 100 feet from any **lot line**.

d. Wildlife management, plant and wildlife conservancies, wildlife refuges and sanctuaries.

e. Conservation uses.

f. **Oil and gas exploration** subject to state drilling permits and Collier County site **development plan** review procedures.

g. **Family care facilities**, subject to section ~~2-6.26~~ **5.05.04**.

h. Communications towers up to specified height, subject to section ~~2-6.35~~ **5.05.09**.

i. **Essential services**, as set forth in section ~~2-6.9.1~~ **2.01.03**.

- i. ~~_____ Schools, public, Educational plants.~~
2. ~~Accessory uses. *Accessory Uses.* Uses and structures that are accessory and incidental to the uses permitted as of right in the A district.~~
- a. ~~_____ Farm labor housing, subject to section 2.6.25. 5.05.03.~~
 - b. ~~_____ Retail sale of fresh, unprocessed **agricultural products**, grown primarily on the property and subject to a review of traffic circulation, parking, and safety concerns pursuant to the submission of a site improvement plan as provided for in section 3.3.5.4 10.02.03.~~
 - c. ~~_____ Packinghouse or similar agricultural processing of farm products produced on the property subject to the following restrictions:~~
 - i. ~~_____ Agricultural packing, processing or similar facilities shall be located on a major or minor collector or arterial street, or shall have access to an arterial street by a public street that does not abut properties zoned RSF-1, RSF-6, RMF-6, RMF-12, RMF-16, RT, VR, MH, TTRVC and PUD or residentially used.~~
 - ii. ~~_____ A **buffer yard** of not less than 150 feet in width shall be provided along each boundary of the site which **abuts** any residentially zoned or used property, and shall contain an Alternative B type **buffer** as defined with in division 2.4 section 4.06.00 of this Code. Such **buffer** and **buffer yard** shall be in lieu of front, side, or rear **yards** on that portion of the **lot** which **abuts** those districts and uses identified in section 2.2.2.2(4)(a). subsection 4.02.02 B.1.a.~~
 - iii. ~~_____ The facility shall emit no ~~obnoxious~~, toxic, or corrosive dust, dirt, fumes, vapors, or gases which can cause damage to human health, to animals or vegetation, or to other forms of property beyond the **lot line** of the use creating the emission.~~
 - iv. ~~_____ A site **development plan** shall be provided in accordance with division 3.3 section 10.02.03. of this Code.~~
 - d. ~~_____ Excavation and related processing and production subject to the following criteria:~~

- i. The activity is clearly incidental to the agricultural **development** of the property.
 - ii. The affected area is within a surface water management system for agricultural use as permitted by the South Florida Water Management District.
 - iii. The amount of excavated material removed from the site cannot exceed 4,000 cubic yards. Amounts in excess of 4,000 cubic yards shall require **conditional use** approval for earthmining, pursuant to the procedures and conditions set forth in section 2.7.4. **10.08.00.**
- e. Guesthouses, subject to section 2.6.14. **5.03.03.**
 - f. Private **boathouses** and **docks** on lake, canal or waterway **lots**, subject to section 2.6.21. **5.03.06.**
 - g. Use of a **mobile home** as a temporary residence while a permanent single-family **dwelling** is being constructed, subject to the following:
 - i. Receipt of a temporary use permit from the **development** services director pursuant to ~~division 2.6.33,~~ **section 5.04.04** that allows for use of a **mobile home** while a permanent **single-family dwelling** is being built;
 - ii. Assurance that the temporary use permit for the **mobile home** will expire at the same time of the **building** permit for the **single-family dwelling**, or upon the completion of the **single-family dwelling**, whichever comes first;
 - iii. Proof that prior to the issuance of a final certificate of occupancy for the **single-family dwelling**, the **mobile home** is removed from the premises; and
 - iv. The **mobile home** must be removed at the termination of the permitted period.
 - h. Use of a **mobile home** as a residence in conjunction with bona fide agricultural activities subject to the following:
 - i. The applicant shall submit a completed application to the site **development** review director, or his designee, for approval of a temporary use permit to utilize a **mobile home** as a residence in conjunction with a bona fide commercial agricultural

activity as described in section 2.2.2.2.1(2)-
subsection 2.03.01 A.1.b. Included with this application shall be a conceptual plot plan of the subject property depicting the location of the proposed **mobile home**; the distance of the proposed **mobile home** to all property lines and existing or proposed **structures**; and, the location, acreage breakdown, type and any intended phasing plan for the bona fide agricultural activity.

ii. The receipt of any and all local, state, and federal permits required for the agricultural use and/or to place the **mobile home** on the subject site including, but not limited to, an agricultural clearing permit, **building** permit(s), ST permits, and the like.

iii. The use of the **mobile home** shall be permitted on a temporary basis only, not to exceed the duration of the bona fide commercial agricultural activity for which the **mobile home** is an **accessory use**. The initial temporary use permit may be issued for a maximum of three years, and may, upon submission of a written request accompanied by the applicable fee, be renewed annually thereafter provided that there is continuing operation of the bona fide commercial agricultural activities.

a) The applicant utilizing, for the bona fide commercial agricultural activity, a tract of land a minimum of five acres in size. Any property lying within public road **rights-of-way** shall not be included in the minimum acreage calculations.

b) A **mobile home**, for which a temporary use permit in conjunction with a bona fide commercial agricultural activity is requested, shall not be located closer than 100 feet from any county highway right-of-way line, 200 feet from any state highway right-of-way, or 500 feet from any federal highway **right-of-way** line.

i. Recreational facilities that serve as an integral part of a residential **development** and have been designated, reviewed and approved on a site **development plan** or **subdivision** master plan for that **development**. Recreational facilities may include but are not limited to golf course, clubhouse, community center **building** and tennis facilities, **parks**, playgrounds and playfields.

3. Conditional uses. The following uses are permitted as **conditional uses** in the rural agricultural district (A), subject to the standards and procedures established in section ~~2.7.4.:~~ **10.08.00.**
- a. Extraction or earthmining, and related processing and production not incidental to the agricultural **development** of the property. NOTE: "Extraction related processing and production" is not related to "Oil extraction and related processing" as defined in this Code.
 - b. Sawmills.
 - c. Zoo, aquarium, aviary, botanical garden, or other similar uses.
 - d. Hunting cabins.
 - e. **Aquaculture** for nonnative or exotic species, subject to State of Florida Game and Freshwater Fish Commission **Florida Fish and Wildlife Conservation Commission** permits.
 - f. Wholesale reptile breeding or raising (venomous) subject to the following standards:
 - i. Minimum 20 acre **parcel** size.
 - ii. Any roofed structure used for the shelter and/or feeding of such reptiles shall be located at a minimum of 100 feet away from any **lot line**.
 - g. **Churches** and other places of worship.
 - h. Private landing strips for general aviation, subject to any relevant state and federal regulations.
 - i. Cemeteries.
 - j. Schools, private.
 - k. **Child care centers** and **adult day care centers**.
 - l. Collection and transfer sites for resource recovery.
 - m. Communication towers above specified height, subject to section ~~2.6.35.~~ **5.05.09.**
 - n. Social and fraternal organizations.
 - o. Veterinary clinic.

- p. **Group care facilities (category I and II); care units; nursing homes; assisted living facilities** pursuant to § 400.402 F.S. and ch. 58A-5 F.A.C.; and continuing care retirement communities pursuant to § 651 F.S. and ch. 4-193 F.A.C., all subject to section ~~2.6.26~~ **5.05.04** when located within the Urban Designated Area on the Future Land Use Map to the Collier County Growth Management Plan.
- q. Golf courses and/or golf driving ranges.
- r. **Oil and gas field development and production** subject to state field **development** permits.
- s. Sports instructional schools and camps.
- t. Sporting and recreational camps.
- u. Retail plant nurseries subject to the following conditions:
 - i. Retail sales shall be limited primarily to the sale of plants, decorative products such as mulch or stone, fertilizers, pesticides, and other products and tools accessory to or required for the planting or maintenance of said plants.
 - ii. Additionally, the sale of fresh produce is permissible at retail plant nurseries as an incidental use of the property as a retail plant nursery.
 - iii. The sale of large power equipment such as lawn mowers, tractors, and the like shall not be permitted in association with a retail plant nursery in the rural agricultural district.
- v. Asphaltic and concrete batch making plants subject to the following conditions **provided for in section 4.02.02.**
- w. Cultural, educational, or recreational facilities and their related modes of transporting participants, viewers or patrons where applicable, subject to all applicable federal, state and local permits. Tour operations, such as, but not limited to airboats, swamp buggies, horses and similar modes of transportation, shall be subject to the following ~~criteria:~~ **the conditions set forth in section 4.02.02.**
 - i. The board of zoning appeals shall review such a **conditional use** for tour operations, annually. If during the review, at an advertised public hearing, it

is determined by the board of zoning appeals that the tour operation is detrimental to the environment, and no adequate corrective action has been taken by the petitioner, the board of zoning appeals may rescind the **conditional use**.

x. agricultural activities on parcels less than 20 acres in size:

- i. dairying;
- ii. ranching;
- iii. poultry and egg production
- iv. milk production;
- v. livestock raising; and
- vi. animal breeding, raising, training, stabling, or kenneling.

y. The commercial production, raising or breeding of exotic animals, other than animals typically used for agricultural purposes or production, subject to the following standards:

- i. Minimum 20 acre **parcel** size.
- ii. Any roofed **structure** used for the shelter and/or feeding of such animals shall be located a minimum of 100 feet from any **lot line**.

z. **Essential services**, as set forth in ~~section 2.6.9.2.~~ **subsection 2.01.03 G.**

aa. Model homes and model sales centers, subject to compliance with all other LDC requirements, to include but not limited to, LDC 2.6.33.4. **section 5.04.04.** as it may be amended.

bb. **Ancillary plants.**

4. **Prohibited uses.**

a. Owning, maintaining or operating any facility or part thereof for the following purposes is prohibited:

- i) Fighting or baiting any animal by the owner of such facility or any other person or entity.
- ii) Raising any animal or animals intended to be ultimately used or used for fighting or baiting purposes.

iii) For purposes of this subsection, the term baiting is defined as set forth in § 828.122(2)(a), F.S., as it may be amended from time to time.

B. **Estate District (E)** *Purpose and intent.* 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 estates 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** as provided under the Golden Gate Master Plan.

1. **Permitted uses.**

a. **Single-family dwelling.**

b. **Family care facilities**, subject to section ~~2-6-26-~~ **5.05.04.**

c. **Essential services**, as set forth in section ~~2-6-9.1-~~ **2.01.03.**

d. ~~Schools, public,~~ **including Educational plants.**

2. **Accessory Uses.** a. ~~Uses and structures that are accessory and incidental to uses permitted as of right in the E district.~~

a. ~~Field crops raised for the consumption by persons residing on the premises.~~

b. ~~Keeping of fowl or poultry, not to exceed 25 in total number, provided such fowl or poultry are kept in an enclosure located a minimum of 30 feet from any lot line, and a minimum of 100 feet from any residence on an adjacent parcel of land.~~

i. ~~Owning, maintaining or operating any facility or part thereof for the following purposes is prohibited:~~

a) ~~Fighting or baiting any animal by the owner of such facility or any other person or entity.~~

- b) ~~Raising any animal or animals intended to be ultimately used or used for fighting or baiting purposes.~~
- c) ~~For purposes of this subsection, the term baiting is defined as set forth in F.S. § 828.122(2)(a), as it may be amended from time to time.~~
- c. Keeping of horses and livestock (except for hogs), not to exceed two such animals for each acre, and with no open feedlots. Any roofed structure for the shelter and feeding of such animals shall be a minimum of 30 feet from any **lot line** and a minimum of 100 feet from any residence on an **adjacent parcel** of land.
- d. One guesthouse, subject to section 2-6.14. **5.03.03.**
- e. Recreational facilities that serve as an integral part of a residential **development** and have been designated, reviewed and approved on a site **development plan** or preliminary **subdivision** plat for that **development**. Recreational facilities may include but are not limited to golf course, clubhouse, community center **building** and tennis facilities, **parks**, playgrounds and playfields.
- f. Excavation and related processing and production subject to the following criteria:
 - i. These activities are incidental to the permitted used onsite.
 - ii. The amount of excavated material to be removed from the site cannot exceed 4,000 cubic yards total. Amounts in excess of 4,000 cubic yards shall require **conditional use** approval for earth mining, pursuant to the procedures and conditions set forth in section 2-7.4. and 2-2.3.3. **10.08.00.**
- 3. **Conditional uses.** The following uses are permissible as conditional uses in the estates district (E), subject to the standards and procedures established in section 2-7.4: **10.08.00.**
 - a. Churches and other places of worship.
 - b. Social and fraternal organizations.
 - c. **Child care centers** and adult day care centers.
 - d. Schools, private.

- e. Group care facilities (category I); care units, subject to the provisions of section 2.2.3.3.6; **subsection 2.03.01 B.3.f**; nursing homes; **assisted living facilities** pursuant to § 400.402 F.S. and ch. 58A-5 F.A.C.; and continuing care retirement communities pursuant to § 651 F.S. and ch. 4-193 F.A.C.; all subject to section 2.6.26. **5.05.04.**
- f. Group care facilities (category II) care units subject to section 2.6.26 **5.05.04** only when tenancy of the person or persons under care would not:
 - i. Constitute a direct threat to the health or safety of other individuals;
 - ii. Result in substantial physical damage to the property of others; or
 - iii. Result in the housing of individuals who are engaged in the current, illegal use of or addiction to a controlled substance, as defined in section 802 of title 21, U.S. Code.
- g. Extraction or earthmining, and related processing and production not incidental to the development of the property subject to the following criterion.
 - i. The site area shall not exceed 20 acres.
- h. Essential services, as set forth in section 2.6.9.2. **subsection 2.01.03 G.**
- i. Model homes and model sales centers, subject to compliance with all other LDC requirements, to include but not limited to, LDC 2.6.33.4 **section 5.04.04,**
- j. **Ancillary Plants.**

4. Prohibited uses.

- a. Owning, maintaining or operating any facility or part thereof for the following purposes is prohibited:
 - i. Fighting or baiting any animal by the owner of such facility or any other person or entity.
 - ii. Raising any animal or animals intended to be ultimately used or used for fighting or baiting purposes.

- iii. For purposes of this subsection, the term baiting is defined as set forth in F.S. § 828.122(2)(a), as it may be amended from time to time.

2.03.02 Residential Zoning Districts

A. Residential Single-Family Districts (RSF-1; RSF-2; RSF-3; RSF-4; RSF-5; RSF-6). ~~Purpose and intent.~~ The purpose and intent of the residential single-family districts "RSF" is to provide lands primarily for single-family residences. These districts are intended to be single-family residential areas of low density. The nature of the use of property is the same in all of these districts. Variation among the RSF-1, RSF-2, RSF-3, RSF-4, RSF-5 and RSF-6 districts is in requirements for **density**, **lot** area, **lot** width, **yards**, height, **floor area**, **lot coverage**, parking, landscaping and **signs**. Certain **structures** and uses designed to serve the immediate needs of the single-family residential **development** in the RSF districts such as governmental, educational, religious, and noncommercial recreational uses are permitted as **conditional uses** as long as they preserve, and are compatible with the single-family residential character of the RSF district[s]. The RSF districts correspond to and implement the urban mixed use land use designation on the future land use map of the Collier County **GMP**. The maximum **density** permissible in the residential single-family (**RSF**) districts and the urban mixed use land use designation shall be guided, in part, by the **density** rating system contained in the future land use element of the Collier County **GMP**. The maximum **density** permissible or permitted in **the RSF** district shall not exceed the **density** permissible under the **density** rating system, except as permitted by policies contained in the future land use element.

1. Permitted uses.

a. Single-family **dwellings**.

b. **Family care facilities**, subject to section 2.6.26- **5.05.04**.

c. Schools, public. ~~This includes~~ **Educational plants**; however, any high school located in this district is subject to a **compatibility review** as described in ~~Division 3.3-~~ **section 10.02.03** of the code.

2. **Accessory Uses**. a. ~~Uses and structures that are accessory and incidental to uses permitted as of right in the RSF districts.~~

a. Private **docks** and **boathouses**, subject to section 2.6.21 and 2.6.22- **5.03.06**.

b. One guesthouse, subject to section 2.6.14- **5.03.03**.

- c. Recreational facilities that serve as an integral part of a residential **development** and have been designated, reviewed and approved on a site **development plan** or preliminary **subdivision** plat for that **development**. Recreational facilities may include, but are not limited to, golf course, clubhouse, community center **building** and tennis facilities, **parks**, playgrounds and playfields.
3. **Conditional uses.** The following uses are permissible as **conditional uses** in the residential **single-family** districts (RSF), subject to the standards and procedures established in section 2.7.4. **10.08.00.**
- a. Noncommercial boat launch facility, subject to the applicable review criteria set forth in **section 5.03.06.**
 - b. **Churches** and houses of worship.
 - c. **Child care centers** and **adult day care centers.**
 - d. **Cluster development** to include one- and two-family **structures**, subject to section ~~2.6.27.~~ **4.02.04.**
 - e. Golf courses.
 - f. **Group care facilities (category I); care units** subject to the provisions of ~~section 2.2.4.3.8;~~ **subsection 2.03.02 3.h;** nursing homes; **assisted living facilities** pursuant to § 400.402 F.S. and ch. 58A-5 F.A.C.; and continuing care retirement communities pursuant to § 651 F.S. and ch. 4-183 F.A.C.; all subject to section ~~2.6.26.~~ **5.05.04.**
 - g. **Category II group care facilities** and **care units** subject to section ~~2.6.26~~ **5.05.04.** only when the tenancy of the person or persons under care would not:
 - i. Constitute a direct threat to the health or safety of other individuals;
 - ii. Result in substantial physical damage to the property of others; or
 - iii. Result in the housing of individuals who are engaged in the current, illegal use of or addiction to a controlled substance, as defined in section 802 of title 21, U.S. Code.
 - h. Recreational facilities intended to serve an existing and/or developing residential community as represented by all of the **properties/lots/parcels** included in an approved preliminary **subdivision** plat, or site **development plan.**

The use of said recreational facilities shall be limited to the owners of property or occupants of residential **dwelling units** and their guests within the area of approved preliminary **subdivision plat**, or site **development plan**.

- i. Model homes and model sales centers, subject to compliance with all other LDC requirements, to include but not limited to, LDC 2.6.33.4, **section 5.04.04**, as it may be amended.

B. Residential Multi-Family-6 District (RMF-6) ~~Purpose and intent.~~ The purpose and intent of the residential multi-family-6 district (RMF-6) is to provide for single-family, two-family and multi-family residences having a low profile silhouette, surrounded by **open space**, being so situated that it is located in close proximity to public and commercial services and has direct or convenient **access** to collector and **arterial roads** on the county major road network. The RMF-6 district corresponds to and implements the urban mixed use land use designation on the future land use map of the Collier County **GMP**. The maximum **density** permissible in the RMF-6 district and the urban mixed use land use designation shall be guided, in part, by the **density** rating system contained in the future land use element of the Collier County **GMP**. The maximum **density** permissible or permitted in **the RMF-6** district shall not exceed the **density** permissible under the **density** rating system, except as permitted by policies contained in the future land use element.

1. Permitted uses.

- a. Single-family **dwelling**s.
- b. **Duplexes**, two-family **dwelling**s.
- c. Multiple-family **dwelling**s, **townhouses** as provided for in section 2.6.36- **5.05.07**.
- d. **Family care facilities**, subject to section 2.6.26 **5.05.04**.
- e. **Educational plants**; however, any high school located in this district is subject to a **compatibility review** as described in ~~Division 3.3~~, **section 10.02.03** of the code.

2. Accessory uses. a. Uses and structures that are accessory and incidental to uses permitted as of right in the RMF-6 district.

- a. Private **docks** and **boathouses**, subject to section 2.6.21 and 2.6.22, **5.03.06**.
- b. Recreational facilities that serve as an integral part of a residential **development** and have been designated,

reviewed and approved on a site **development plan** or preliminary **subdivision** plat for that **development**.

c. Recreational facilities may include, but are not limited to, golf course, clubhouse, community center **building** and tennis facilities, playgrounds and playfields.

3. Conditional uses. The following uses are permissible as **conditional uses** in the RMF-6 district, subject to the standards and procedures established in section-2.7.4: [section 10.08.00](#).

a. **Churches.** and houses of worship.

b. Schools, private and **Ancillary Plants** for public schools.

c. **Child care centers** and **adult day care centers**.

d. Civic and cultural facilities.

e. Recreational facilities not accessory to principal use.

f. **Group care facilities (category I and II); care units; nursing homes; assisted living facilities** pursuant to § 400.402 F.S. and ch. 58A-5 F.A.C; and continuing care retirement communities pursuant to § 651 F.S. and ch. 4-193 F.A.C.; all subject to section-2.6.26. [5.05.04](#).

g. Noncommercial boat launch facility, subject to the applicable review criteria set forth in [section 5.03.06](#).

h. **Cluster development**, subject to section-2.6.27 [4.02.04](#).

i. Model homes and model sales centers, subject to compliance with all other LDC requirements, to include but not limited to, LDC 2.6.33.4. [section 5.04.04](#), as it may be amended.

C. Residential Multi-Family-12 District (RMF-12) *Purpose and intent.* The purpose and intent of the residential multi-family 12 district "**RMF-12**" is to provide lands for multiple-family residences having a mid-rise profile, generally surrounded by lower **structures** and **open space**, located in close proximity to public and commercial services, with direct or convenient **access to collector** and **arterial roads** on the county major road network. Governmental, social, and institutional land uses that serve the immediate needs of the multi-family residences are permitted as **conditional uses** as long as they preserve and are compatible with the mid-rise multiple-family character of the district. The RMF-12 district corresponds to and implements the urban mixed use land use designation on the future land use map of the Collier County **GMP**. The maximum **density** permissible in the RMF-12 district and the urban mixed

use land use designation shall be guided, in part, by the **density** rating system contained in the future land use element of the Collier County **GMP**. The maximum **density** permissible or permitted in the RMF-12 district shall not exceed the density permissible under the **density** rating system, except as permitted by policies contained in the future land use element.

1. Permitted uses.
 - a. **Multi-family dwellings.**
 - b. Townhouses, subject to the provisions of section ~~2.6.36.~~ **5.05.07.**
 - c. **Duplexes.**
 - d. **Single-family dwellings units** for existing **nonconforming lots** subject to the RSF-6 dimensional standards.
 - e. **Family care facilities**, subject to section ~~2.6.26.~~ **5.05.04.**
 - f. **Educational plants**; however, any high school located in this district is subject to a **compatibility review** as described in ~~Division 3.3.~~ **section 10.02.03** of the code.
2. Accessory Uses. ~~a. Uses and **structures** that are accessory and incidental to uses permitted as of right in the RMF-12 district.~~
 - a. Private **docks** and **boathouses**, subject to section ~~2.6.21~~ and section ~~2.6.22.~~ **5.03.06.**
 - b. Recreational facilities that serve as an integral part of a residential **development** and have been designated, reviewed and approved on a site **development plan** or preliminary **subdivision** plat for that **development**. Recreational facilities may include, but are not limited to, golf course, clubhouse, community center **building** and tennis facilities, **parks**, playgrounds and playfields.
3. Conditional uses. The following uses are permissible as **conditional uses** in the residential multiple-family-12 district (RMF-12), subject to the standards and procedures established in section ~~2.7.4:~~ **10.08.00.**
 - a. **Child care centers** and **adult day care centers.**
 - b. **Churches** and houses of worship.
 - c. Civic and cultural facilities.

- d. Noncommercial boat launch facility, subject to the applicable review criteria set forth in [section 5.03.06](#).
- e. Schools, private and [Ancillary plants for public schools](#).
- f. **Group care facilities (category I and II); care units; nursing homes; assisted living facilities** pursuant to § 400.402 F.S. and ch. 58A-5 F.A.C; and continuing care retirement communities pursuant to § 651 F.S. and ch. 4-193 F.A.C.; all subject to section ~~2-6-26~~, [5.05.04](#).
- g. Model homes and model sales centers, subject to compliance with all other LDC requirements, to include but not limited to, LDC 2-6-33.4. [section 5.04.04](#), as it may be amended.

D. Residential Multi-Family-16 District (RMF-16) *Purpose and intent*. The purpose and intent of the residential multi-family-16 district “RMF-16” is to provide lands for medium to high **density** multiple-family residences, generally surrounded by **open space**, located in close proximity to public and commercial services, with direct or convenient **access** to **arterial** and **collector roads** on the county major road network. Governmental, social, and institutional land uses that serve the immediate needs of the multiple-family residences are permitted as **conditional uses** as long as they preserve and are compatible with the medium to high **density** multi-family character of the district. The RMF-16 district corresponds to and implements the urban mixed use land use designation on the future land use map of the Collier County **GMP**. The maximum **density** permissible in the RMF-16 district and the urban mixed use land use designation shall be guided, in part, by the **density** rating system contained in the future land use element of the Collier County **GMP**. The maximum **density** permissible or permitted in the RMF-16 district shall not exceed the **density** permissible under the **density** rating system, except as permitted by policies contained in the future land use element.

- 1. Permitted uses.
 - a. **Multi-family dwellings**.
 - b. **Townhouses**, subject to the provisions of section ~~2-6-36~~ [5.05.07](#).
 - c. **Family care facilities**, subject to section ~~2-6-26~~, [5.05.04](#).
 - d. **Educational plants**; however, any high school located in this district is subject to a **compatibility review** as described in ~~Division 3.3~~, [section 10.02.03](#) of the code.

~~2. Accessory Uses. Uses accessory to permitted uses. a. Uses and structures that are accessory and incidental to uses permitted as of right in the RMF-16 district.~~

~~a. Private **docks** and **boathouses**, subject to section ~~2.6.21~~ and ~~2.6.22~~. **5.03.06.**~~

~~b. Recreational facilities that serve as an integral part of a residential **development** and have been designated, reviewed and approved on a site **development plan** or preliminary **subdivision** plat for that **development**. Recreational facilities may include, but are not limited to, golf course, clubhouse, community center **building** and tennis facilities, **parks**, playgrounds and playfields.~~

~~3. **Conditional uses.** The following uses are permissible as **conditional uses** in the residential multiple-family-16 district (RMF-16), subject to the standards and procedures established in section ~~2.7.4~~: **10.08.00.**~~

~~a. **Child care centers** and **adult day care centers.**~~

~~b. **Churches** and houses of worship.~~

~~c. Civic and cultural facilities.~~

~~d. Noncommercial boat launch facility, subject to the applicable review criteria set forth in **section 5.03.06.**~~

~~e. Schools, private and **Ancillary plants for public schools.**~~

~~f. **Group care facilities (category I and II); care units; nursing homes; assisted living facilities** pursuant to § 400.402 F.S. and ch. 58A-5 F.A.C.; and continuing care retirement communities pursuant to § 651 F.S. and ch. 4-193 F.A.C.; all subject to section ~~2.6.26~~. **5.05.04.**~~

~~g. Model homes and model sales centers, subject to compliance with all other LDC requirements, to include but not limited to, ~~LDC 2.6.33.4~~. **section 5.04.04.** as it may be amended.~~

~~E. Residential Tourist District (RT) *Purpose and intent.* The purpose and intent of the residential tourist district "RT" is to provide lands for tourist accommodations and support facilities, and multiple family uses. The RT district corresponds with and implements the urban mixed use district and the activity center district in the urban designated area on the future land use map of the Collier County **GMP.**~~

~~1. Permitted uses.~~

- a. Hotels and motels.
 - b. Multi-family dwellings.
 - c. Family care facilities, subject to section ~~2.6.26.~~ [5.05.04.](#)
 - d. Timeshare facilities.
 - e. Townhouses subject to section ~~2.6.36.~~ [5.05.07.](#)
2. Accessory Uses. a. ~~Uses and structures that are accessory and incidental to the uses permitted as of right in the RT district~~
- a. Shops, personal service establishments, eating or drinking establishments, dancing and staged entertainment facilities, and meeting rooms and auditoriums where such uses are an integral part of a **hotel** or a **motel** and to be used by the patrons of the **hotel/motel**.
 - b. Private **docks** and **boathouses**, subject to sections ~~2.6.21 and 2.6.22.~~ [5.03.06.](#)
 - c. Recreational facilities that serve as an integral part of the permitted use designated on a site **development plan** or preliminary **subdivision** plat that has been previously reviewed and approved which may include, but are not limited to, golf course, clubhouse, community center **building** and tennis facilities, **parks**, playgrounds and playfields.
3. Conditional uses. The following uses are permitted as **conditional uses** in the residential tourist district (RT), subject to the standards and procedures established in section ~~2.7.4:~~ [10.08.00.](#)
- a. Churches and other places of worship.
 - b. Marinas, subject to section ~~2.6.22~~ [section 5.05.02.](#)
 - c. Noncommercial boat launch facility, subject to the applicable review criteria set forth in [section 5.03.06.](#)
 - d. Group care facilities (category I and II); care units; nursing homes; **assisted living facilities** pursuant to § 400.402 F.S. and ch. 58A-5 F.A.C.; and continuing care retirement communities pursuant to § 651 F.S. and ch. 4-193 F.A.C.; all subject to section ~~2.6.26.~~ [5.05.04.](#)
 - e. Private clubs.

- f. Yacht clubs.
- g. Model homes and model sales centers, subject to compliance with all other LDC requirements, to include but not limited to, LDC 2.6.33.4. [section 5.04.04](#), as it may be amended.
- h. Ancillary Plants.**

F. Village Residential District (VR) ~~Purpose and intent~~. The purpose and intent of the village residential district "VR" is to provide lands where a mixture of residential uses may exist. Additionally, uses are located and designed to maintain a village residential character which is generally low profile, relatively small **building** footprints as is the current appearance of Goodland and Copeland. The VR district corresponds to and implements the mixed residential land use designation on the Immokalee future land use map of the Collier County **GMP**. It is intended for application in those urban areas outside of the coastal urban area designated on the future land use map of the Collier County **GMP**, though there is some existing VR zoning in the coastal urban area. The maximum **density** permissible in the **VR** district and the urban mixed use land use designation shall be guided, in part, by the **density** rating system contained in the future land use element of the Collier County **GMP**. The maximum **density** permissible or permitted in the VR district shall not exceed the **density** permissible under the **density** rating system, except as permitted by policies contained in the future land use element, or as designated on the Immokalee future land use map of the **GMP**.

- 1. Permitted uses.
 - a. **Single-family dwellings.**
 - b. **Duplexes.**
 - c. **Multi-family dwellings.**
 - d. **Mobile homes.**
 - e. **Family care facilities, subject to section 2.6.26. [5.05.04](#).**
 - f. [Educational plants; however, any high school located in this district is subject to a **compatibility review** as described in ~~Division 3.3~~, \[section 10.02.03\]\(#\) of the code.](#)
- 2. **Accessory Uses.** ~~a. Uses and structures that are accessory and incidental to the uses permitted as of right in the VR district.~~
 - a. Private **docks and boathouses**, subject to sections 2.6.21 and 2.6.22. [5.03.06](#).

- b. Recreational facilities that serve as an integral part of a residential **development** and have been designated, reviewed and approved on a site **development plan** or preliminary **subdivision** plat for that **development**. Recreational facilities may include, but are not limited to, golf course, clubhouse, community center **building** and tennis facilities, **parks**, playgrounds and playfields.
 - c. Storage, repair and maintenance areas and **structures** for fishing and farming equipment, when used by the residents of the permitted use.
3. **Conditional uses.** The following uses are permissible as **conditional uses** in the village residential district (VR), subject to the standards and procedures established in section ~~2.7.4:~~ **10.08.00.**
- a. Boatyards and marinas, subject to section 5.03.06 and the applicable review criteria set forth in section 5.05.02.
 - b. **Child care centers and adult day care centers.**
 - c. **Churches** and other houses of worship.
 - d. Civic and cultural facilities.
 - e. **Cluster** housing, subject to section ~~2.6.27:~~ **4.02.04.**
 - f. Fraternal and social clubs.
 - g. Schools, private and **Ancillary plants for public schools.**
 - h. **Group care facilities (category I and II); care units; nursing homes; assisted living facilities** pursuant to § 400.402 F.S. and ch. 58A-5 F.A.C.; and continuing care retirement communities pursuant to § 651 F.S. and ch. 4-193 F.A.C.; all subject to section ~~2.6.26:~~ **5.05.04.**
 - i. Recreational facilities intended to serve an existing and/or developing residential community as represented by all of the properties/**lots/parcels** included in an approved preliminary **subdivision** plat, PUD or site **development plan**. The use of said recreational facilities shall be limited to the owners of property or occupants of residential **dwelling units** and their guests within the area of approved preliminary **subdivision** plat, or site **development plan**.
 - j. Model homes and model sales centers, subject to compliance with all other LDC requirements, to include but

not limited to, ~~LDC 2.6.33.4.~~ [section 5.04.04](#), as it may be amended.

G. Mobile Home District (MH) ~~Purpose and intent.~~ The purpose and intent of the **mobile home** district "MH" is to provide land for **mobile homes** and modular built homes, as defined in this Land [Development Code](#), that are consistent and compatible with surrounding land uses. The MH District corresponds to and implements the urban mixed-use land use designation on the future land-use map of the Collier County [GMP](#). The maximum **density** permissible in the **MH** district and the urban mixed use land use designation shall be guided, in part, by the **density** rating system contained in the future land use element of the Collier County [GMP](#). The maximum **density** permissible or permitted in the MH district shall not exceed the **density** permissible under the **density** rating system, except as permitted by policies contained in the future land use element, or as identified in the Immokalee future land use map of the [GMP](#).

1. Permitted uses.

a. **Mobile homes.**

b. Modular built homes.

c. **Family care facilities**, subject to ~~section 2.6.26.~~ [5.05.04](#).

d. **Recreational vehicles** (RV) as defined in the TTRVC district for those areas zoned MHTT or MHRP prior to November 13, 1991, in accordance with an approved master **development plan** designating specific areas for RV spaces. The **development** standards of the TTRVC district (excluding lot size and area) shall apply to the placement and uses of land in said RV areas.

e. [Educational plants](#); however, any high school located in this district is subject to a **compatibility review** as described in ~~Division 3.3.~~ [section 10.02.03](#) of the code.

2. Accessory Uses.

a. Uses and **structures** customarily associated with **mobile home development**, such as administration **buildings**, service **buildings**, utilities, and additions which complement a **mobile home**.

b. Private **docks** and **boathouses**, subject to ~~sections 2.6.21 and 2.6.22.~~ [5.03.06](#).

c. Recreational facilities that serve as an integral part of a residential **development** and have been designated.

reviewed and approved on a site **development plan** or preliminary **subdivision** plat for that **development**. Recreational facilities may include, but are not limited to, golf course, clubhouse, community center **building** and tennis facilities, **parks**, playgrounds and playfields.

d. One **single-family dwelling** in conjunction with the operation of the **mobile home park**.

3. **Conditional uses.** The following uses are permissible as **conditional uses** in the **mobile home** district (MH), subject to the standards and procedures established in ~~division 2.7.4:~~ **section 10.08.00.**

a. **Child care centers and adult day care centers.**

b. **Churches** and houses of worship.

c. Civic and cultural facilities.

d. Schools, ~~public and private.~~

e. Recreational facilities intended to serve an existing and/or developing residential community as represented by all of the **properties/lots/parcels** included in an approved preliminary **subdivision** plat, PUD or site **development plan**. The use of said recreational facilities shall be limited to the owners of property or occupants of residential **dwelling units** and their guests within the area of approved preliminary **subdivision** plat, or site **development plan**.

f. Model homes and model sales centers, subject to compliance with all other LDC requirements, to include but not limited to, ~~LDC 2.6.33.4.~~ **section 5.04.04**, as it may be amended.

2.03.03 Commercial Zoning Districts

A. Commercial Professional and General Office District (C-1) ~~Purpose and intent.~~ **The purpose and intent of** the commercial professional and general office district **C-1** is to allow a concentration of office type **buildings** and land uses that are most compatible with, and located near, residential areas. Most C-1 commercial, professional, and general office districts are contiguous to, or when within a PUD, will be placed in close proximity to residential areas, and, therefore, serve as a transitional zoning district between residential areas and higher intensity commercial zoning districts. The types of office uses permitted are those that do not have high traffic volumes throughout the day, which extend into the evening hours. They will have morning and evening short-term peak conditions.

The market support for these office uses should be those with a localized basis of market support as opposed to office functions requiring inter-jurisdictional and regional market support. Because office functions have significant employment characteristics, which are compounded when aggregations occur, certain personal service uses shall be permitted, to provide a convenience to office-based employment. Such convenience commercial uses shall be made an integral part of an office **building** as opposed to the singular use of a **building**. Housing may also be a component of this district as provided for through **conditional use approval**.

1. Permitted uses.
 1. Accounting (8721).
 2. Adjustment and collection services (7322).
 3. Advertising agencies (7311).
 4. Architectural services (8712).
 5. Auditing (8721).
 6. Automobile parking lots (7521) only.
 7. Barber shops (7241, except for barber schools).
 8. Beauty shops (7231, except for beauty schools).
 9. Bookkeeping services (8721).
 10. Business consulting services (8748).
 11. Business credit institutions, miscellaneous (6159).
 12. Child day care services (8351).
 13. Computer programming, data processing and other services (7371 – 7376, 7379).
 14. Credit reporting services (7323).
 15. Debt counseling (7299, no other miscellaneous services)
 16. Direct mail advertising services (7331).
 17. **Educational plants.**
 18. Engineering services (8711).
 19. **Essential Services, subject to section 2.01.03.**

20. **Group care facilities** (category I and II, except for homeless shelters); **care units**, except for homeless shelters; **nursing homes**; **assisted living facilities** pursuant to F.S. § 400.402 and ch. 58A-5 F.A.C.; and **continuing care retirement communities** pursuant to F.S. § 651 and ch. 4-193 F.A.C.; all subject to section ~~2.6.26~~. **5.05.04**.
21. Health services, offices and clinics (8011-8049).
22. Insurance carriers, agents and brokers (6311-6399, 6411).
23. Landscape architects, consulting and planning (0781).
24. Legal services (8111).
25. Loan brokers (6163).
26. Management services (8741 & 8742).
27. Mortgage brokers and loan correspondents (6162).
28. Personal credit institutions (6141).
29. Photographic studios, portrait (7221).
30. Physical fitness facilities (7991, permitted only when physically integrated and operated in conjunction with another permitted use in this district – no stand-alone facilities shall be permitted).
31. Public relations services (8743).
32. Radio, television and publishers advertising representatives (7313).
33. Real Estate (6531-6552).
34. Secretarial and court reporting services (7338).
35. Security and commodity brokers, dealer, exchanges and services (6211-6289).
36. Shoe repair shops and shoeshine parlors (7251).
37. Social services, individual and family (8322 activity centers, elderly or handicapped only; day care centers, adult and handicapped only).
38. Surveying services (8713).

39. Tax return preparation services (7291).
 40. Travel agencies (4724, no other transportation services).
 41. Any other commercial use or professional service which is comparable in nature with the foregoing uses including those that exclusively serve the administrative as opposed to the operational functions of a business and are associated with activities conducted in an office, **as provided for in subsection 10.02.02 F.**
2. ~~**Accessory Uses**~~. a. ~~Uses and structures that are accessory and incidental to the uses permitted as of right in the C-1, C-1/T district.~~
 1. ~~Caretaker's residence, subject to section 2.6.16.~~ **5.03.05.**
 3. ~~**Conditional uses**~~. The following uses are permissible as ~~**conditional uses**~~ in the (C-1) commercial professional and general office district, subject to the standards and procedures established in section 2.7.4. **10.08.00.**
 1. **Ancillary Plants.**
 2. Automobile parking (7521, automobile parking garages and parking structures).
 3. ~~**Churches**~~ and other places of worship.
 4. Civic, social and fraternal associations (8641).
 5. Educational services, private (8211 – 8222).
 6. Funeral services (7261, except crematories).
 7. Home health care services (8082).
 8. Homeless shelters.
 9. Libraries (8231, except regional libraries).
 10. Mixed residential and commercial uses subject to the following criteria:
 - i. A **site development plan** is approved pursuant to ~~division 3.3.~~ **section 10.02.03** that is designed to protect the character of the residential uses and of the neighboring lands;

- ii. The commercial uses in the **development** may be limited in hours of operation, size of delivery trucks, and type of equipment;
- iii. The residential uses are designed so that they are compatible with the commercial uses;
- iv. Residential **dwelling units** are located above principal uses;
- v. Residential and commercial uses do not occupy the same floor of a **building**;
- vi. The number of residential **dwelling units** shall be controlled by the dimensional standards of the C-1 district, together with the specific requirement that in no instance shall the residential uses exceed 50 percent of the gross **floor area** of the **building**;
- vii. **Building** height may not exceed two stories;
- viii. Each residential dwelling unit shall contain the following minimum **floor areas**: efficiency and one-bedroom, 450 square feet; two-bedroom, 650 square feet; three-bedroom, 900 square feet;
- ix. A minimum of 30 percent of the mixed use **development** shall be maintained as **open space**. The following may be used to satisfy the **open space** requirements: areas used to satisfy water management requirements, landscaped areas, recreation areas, or **setback** areas not covered with **impervious** surface or used for parking (parking lot islands may not be used unless existing native vegetation is maintained);
- x. The mixed commercial/residential structure shall be designed to enhance **compatibility** of the commercial and residential uses through such measures as, but not limited to, minimizing noise associated with commercial uses; directing commercial lighting away from residential units; and separating pedestrian and vehicular accessways and parking areas from residential units, to the greatest extent possible.

11. Religious organizations (8661).

12. Soup kitchens.

13. Veterinary services (0742), excluding outdoor **kenneling**.

14. Any other commercial or professional use which is comparable in nature with the foregoing list of permitted uses and consistent with the purpose and intent statement of the district, ~~as determined by the board of zoning appeals.~~ **Comparable uses may be determined as provided for in subsection 10.02.02 F., where administrative discretion is permitted, or pursuant to section 10.08.00, where formal application to the board of zoning appeals is required.**

B. Commercial Convenience District (C-2) ~~Purpose and intent.~~ The purpose and intent of the commercial convenience district "C-2" is to provide lands where commercial establishments may be located to provide the small-scale shopping and personal needs of the surrounding residential land uses within convenient travel distance except to the extent that office uses carried forward from the C-1 district will expand the traditional neighborhood size. However, the intent of this district is that retail and service uses be of a nature that can be economically supported by the immediate residential environs. Therefore, the uses should allow for goods and services that households require on a daily basis, as opposed to those goods and services that households seek for the most favorable economic price and, therefore, require much larger trade areas. It is intended that the C-2 district implements the Collier County **GMP** within those areas designated agricultural/rural; estates **neighborhood center** district of the Golden Gate Master Plan; the **neighborhood center** district of the Immokalee Master Plan; and the urban mixed use district of the future land use element permitted in accordance with the **locational criteria** for commercial and the goals, objectives, and policies as identified in the future land use element of the Collier County **GMP**. The maximum **density** permissible in the C-2 district and the urban mixed use land use designation shall be guided, in part, by the **density** rating system contained in the future land use element of the Collier County **GMP**. The maximum **density** permissible or permitted in a district shall not exceed the **density** permissible under the **density** rating system.

1. Permitted uses.

a. ~~Unless otherwise provided for in this section, all permitted uses and all **conditional uses** except increased height and mixed residential and commercial uses of the C-1 commercial professional and general office district.~~

1. [Accounting \(8721\).](#)
2. [Adjustment and collection services \(7322\).](#)
3. [Advertising agencies \(7311\).](#)

4. Apparel and accessory stores (5611-5699) with 1,800 square feet or less of gross **floor area** in the **principal structure**.
5. Architectural services (8712).
6. Auditing (8721).
7. Automobile Parking, automobile parking garages and parking structures (7521 – shall not be construed to permit the activity of “tow-in parking lots”).
8. Banks, credit Unions and trusts (6011-6099).
9. Barber shops (7241, except for barber schools).
10. Beauty shops (7231, except for beauty schools).
11. Bookkeeping services (8721).
12. Business consulting services (8748).
13. Business credit institutions (6153-6159, except agricultural).
14. Child day care services (8351).
15. **Churches.**
16. Civic, social and fraternal associations (8641).
17. Commercial art and graphic design (7336).
18. Commercial photography (7335).
19. Computer programming, data processing and other services (7371 – 7376, 7379).
20. Credit reporting services (7323).
21. Debt counseling (7299, no other miscellaneous services)
22. Direct mail advertising services (7331).
23. Eating places (5812, except contract feeding, dinner theaters, food service -institutional, and industrial feeding) with 2,800 square feet or less of gross **floor area** in the **principal structure**.
24. **Educational plants.**

25. Engineering services (8711).
26. Essential Services, subject to section 2.01.03.
27. Federal and federally-sponsored credit agencies (6111).
28. Food stores (groups 5411 - except supermarkets, 5421-5499) with 2,800 square feet or less of gross **floor area** in the **principal structure**.
29. Funeral services (7261, except crematories).
30. Gasoline service stations (5541), subject to section 5.05.05.
31. General merchandise stores (5331-5399) with 1,800 square feet or less of gross **floor area** in the **principal structure**.
32. Glass stores (5231) with 1,800 square feet or less of gross **floor area** in the **principal structure**.
33. Group care facilities (category I and II, except for homeless shelters); care units, except for homeless shelters; nursing homes; assisted living facilities pursuant to F.S. § 400.402 and ch. 58A-5 F.A.C.; and continuing care retirement communities pursuant to F.S. § 651 and ch. 4-193 F.A.C.; all subject to section 2.6.26. 5.05.04.
34. Hardware stores (5251) with 1,800 square feet or less of gross **floor area** in the **principal structure**.
35. Health services, offices and clinics (8011-8049).
36. Home furniture and furnishing stores (5713-5719) with 1,800 square feet or less of gross **floor area** in the **principal structure**.
37. Home health care services (8082).
38. Household appliance stores (5722) with 1,800 square feet or less of gross **floor area** in the **principal structure**.
39. Insurance carriers, agents and brokers (6311-6399, 6411).
40. Landscape architects, consulting and planning (0781).
41. Laundry, cleaning and garment services (7212 & 7215), non-industrial dry cleaning only.

42. Legal services (8111).
43. Libraries (8231), except regional libraries.
44. Loan brokers (6163).
45. Management services (8741 & 8742).
46. Mortgage brokers and loan correspondents (6162).
47. Musical instrument stores (5736) with 1,800 square feet or less of gross **floor area** in the **principal structure**.
48. Paint stores (5231) with 1,800 square feet or less of gross **floor area** in the **principal structure**.
49. Personal credit institutions (6141).
50. Photocopying and duplicating services (7334).
51. Photofinishing laboratories (7384).
52. Photographic studios, portrait (7221).
53. Physical fitness facilities (7991, permitted only when physically integrated and operated in conjunction with another permitted use in this district – no stand-alone facilities shall be permitted).
54. Public relations services (8743).
55. Radio, television and consumer electronics stores (5731) with 1,800 square feet or less of gross **floor area** in the **principal structure**.
56. Radio, television and publishers advertising representatives (7313).
57. Real Estate (6531-6552).
58. Record and prerecorded tape stores (5735) with 1,800 square feet or less of gross **floor area** in the **principal structure**.
59. Repair services - miscellaneous (7629-7631, except aircraft, business and office machines, large appliances, and white goods such as refrigerators and washing machines).

- 60. Retail services - miscellaneous (5912, 5942-5961) with 1,800 square feet or less of gross **floor area** in the **principal structure**.
- 61. Secretarial and court reporting services (7338).
- 62. Security and commodity brokers, dealer, exchanges and services (6211-6289).
- 63. Shoe repair shops and shoeshine parlors (7251).
- 64. Social services, individual and family (8322 activity centers, elderly or handicapped only; day care centers, adult and handicapped only).
- 65. Surveying services (8713).
- 66. Tax return preparation services (7291).
- 67. Travel agencies (4724, no other transportation services).
- 68. United State Postal Service (4311, except major distribution center).
- 69. Veterinary services (0742), excluding outdoor **keneling**.
- 70. Videotape rental (7841) with 1,800 square feet or less of gross **floor area** in the **principal structure**.
- 71. Wallpaper stores (5231) with 1,800 square feet or less of gross **floor area** in the **principal structure**.
- 72. Any other commercial use or professional service which is comparable in nature with the foregoing uses including those that exclusively serve the administrative as opposed to the operational functions of a business and are associated with activities conducted in an office, as provided for in subsection 10.02.02 F.

2. **Accessory uses.** a. ~~Uses and structures that are accessory and incidental to the customary uses permitted as of right in the C-2 district.~~

- 1. Where play areas are constructed as an **accessory use** to a permitted use, the following conditions shall apply:
 - i. A minimum five-foot, six-inch high reinforced fence shall be installed on all sides of the play area which are not open to the **principal structure**;

- ii. Ingress to and egress from the play area shall be made only from the principal structure; however, an emergency exit from the play area shall be provided which does not empty into the **principal structure**; and
 - iii. The play equipment shall be set back a minimum distance of five feet from the required fence and from the **principal structure**.
2. Caretaker's residence, subject to section ~~2.6.16~~, **5.03.05**.
3. **Conditional uses.** The following uses are permissible as **conditional uses** in the commercial convenience district (C-2), subject to the standards and procedures established in section 2.7.4, **10.08.00**.
- 1. **Ancillary plants.**
 - 2. Educational services (8211 – 8231, except regional libraries).
 - 3. Homeless shelters.
 - 4. Mixed residential and commercial uses subject to the following criteria:
 - i. A **site development plan** is approved pursuant to ~~division 3.3~~, **section 10.02.03** that is designed to protect the character of the residential uses and neighboring lands;
 - ii. The commercial uses in the **development** may be limited in hours of operation, size of delivery trucks, and type of equipment;
 - iii. The residential uses are designed so that they are compatible with the commercial uses;
 - iv. Residential **dwelling units** are located above principal uses;
 - v. Residential and commercial uses do not occupy the same floor of a **building**;
 - vi. The number of residential **dwelling units** shall be controlled by the dimensional standards of the C-2 district, together with the specific requirement that in no instance shall the residential uses exceed 50 percent of the gross **floor area** of the **building** or

the **density** permitted under the growth management plan;

- vii. **Building** height may not exceed two **stories**;
 - viii. Each residential dwelling unit shall contain the following minimum **floor areas**: efficiency and one-bedroom, 450 square feet; two-bedroom, 650 square feet; three-bedroom, 900 square feet;
 - ix. The residential **dwellings units** shall be restricted to occupancy by the owners or lessees of the commercial units below;
 - x. A minimum of 30 percent of the mixed use **development** shall be maintained as **open space**. The following may be used to satisfy the **open space** requirements: areas used to satisfy water management requirements; landscaped areas; recreation areas; or **setback** areas not covered with **impervious** surface or used for parking (parking lot islands may not be used unless existing native vegetation is maintained);
 - xi. The mixed commercial/residential structure shall be designed to enhance **compatibility** of the commercial and residential uses through such measures as, but not limited to, minimizing noise associated with commercial uses; directing commercial lighting away from residential units; and separating pedestrian and vehicular accessways and parking areas from residential units, to the greatest extent possible.
5. Permitted personal service, video rental or retail uses with more than 1,800 square feet of gross **floor area** in the **principal structure**.
6. Permitted food service (eating places or food stores) uses with more than 2,800 square feet of gross **floor area** in the permitted **principal structure**.
7. Soup kitchens.
8. Any other convenience commercial use which is comparable in nature with the foregoing list of permitted uses and consistent with purpose and intent statement of the district, ~~as determined by the board of zoning appeals.~~ **Comparable uses may be determined as provided for in subsection 10.02.02 F., where administrative discretion is permitted, or pursuant to section**

10.08.00, where formal application to the board of zoning appeals is required.

C. Commercial Intermediate District (C-3) ~~Purpose and intent.~~ The purpose and intent of the commercial intermediate district "C-3" is to provide for a wider variety of goods and services intended for areas expected to receive a higher degree of automobile traffic. The type and variety of goods and services are those that provide an opportunity for comparison shopping, have a trade area consisting of several neighborhoods, and are preferably located at the intersection of two-arterial level **streets**. Most activity centers meet this standard. This district is also intended to allow all of the uses permitted in the C-1 and C-2 zoning districts typically aggregated in planned **shopping centers**. This district is not intended to permit wholesaling type of uses, or land uses that have associated with them the need for outdoor storage of equipment and merchandise. A mixed-use project containing a residential component is permitted in this district subject to the criteria established herein. The C-3 district is permitted in accordance with the **locational criteria** for commercial and the goals, objectives, and policies as identified in the future land use element of the Collier County **GMP**. The maximum **density** permissible in the **C-3** district and the urban mixed use land use designation shall be guided, in part, by the **density** rating system contained in the future land use element of the Collier County **GMP**. The maximum **density** permissible or permitted in the **C-3** district shall not exceed the **density** permissible under the **density** rating system.

1. Permitted uses.

a. ~~Unless otherwise provided for in this section, all permitted uses of the C-2 commercial convenience district.~~

1. Accounting (8721).

2. Adjustment and collection services (7322).

3. Advertising agencies (7311).

4. Animal specialty services, except veterinary (0752), excluding outdoor **kenneling**.

5. Apparel and accessory stores (5611-5699) with 5,000 square feet or less of gross **floor area** in the **principal structure**.

6. Architectural services (8712).

7. Auditing (8721).

8. Auto and home supply stores (5531) with 5,000 square feet or less of gross **floor area** in the **principal structure**.

9. Automobile Parking, automobile parking garages and parking structures (7521 – shall not be construed to permit the activity of “tow-in parking lots”).
10. Automotive services (7549) except that this shall not be construed to permit the activity of "wrecker service (towing) automobiles, road and towing service."
11. Banks, credit Unions and trusts (6011-6099).
12. Barber shops (7241, except for barber schools).
13. Beauty shops (7231, except for beauty schools).
14. Bookkeeping services (8721).
15. Business associations (8611).
16. Business consulting services (8748).
17. Business credit institutions (6153-6159).
18. Business services - miscellaneous (7389, except auctioneering service, automobile recovery, automobile repossession, batik work, bottle exchanges, bronzing, cloth cutting, contractors' disbursement, cosmetic kits, cotton inspection, cotton sampler, directories-telephone, drive-away automobile, exhibits-building, filling pressure containers, field warehousing, fire extinguisher, floats-decoration, folding and refolding, gas systems, bottle labeling, liquidation services, metal slitting and shearing, packaging and labeling, patrol of electric transmission or gas lines, pipeline or powerline inspection, press clipping service, recording studios, repossession service, rug binding, salvaging of damaged merchandise, scrap steel cutting and slitting, shrinking textiles, solvent recovery, sponging textiles, swimming pool cleaning, tape slitting, texture designers, textile folding, tobacco sheeting, window trimming, and yacht brokers).
19. Child day care services (8351).
20. Churches.
21. Civic, social and fraternal associations (8641).
22. Commercial art and graphic design (7336).
23. Commercial photography (7335).

24. Computer and computer software stores (5734) with 5,000 square feet or less of gross **floor area** in the **principal structure**.
25. Computer programming, data processing and other services (7371 – 7376, 7379).
26. Credit reporting services (7323).
27. Direct mail advertising services (7331).
28. Drug stores (5912).
29. Eating places (5812, except contract feeding, dinner theaters, food service -institutional, and industrial feeding) with 6,000 square feet or less in gross **floor area** in the **principal structure**. All establishments engaged in the retail sale of alcoholic beverages for on-premise consumption are subject to locational requirements of section 5.05.01.
30. **Educational plants.**
31. Engineering services (8711).
32. **Essential Services**, subject to section 2.01.03.
33. Federal and federally-sponsored credit agencies (6111).
34. Food stores (groups 5411 - 5499) with 5,000 square feet or less of gross **floor area** in the **principal structure**.
35. Funeral services (7261, except crematories).
36. Gasoline service stations (5541), subject to section 5.05.05.
37. General merchandise stores (5331-5399) with 5,000 square feet or less of gross **floor area** in the **principal structure**.
38. Glass stores (5231) with 5,000 square feet or less of gross **floor area** in the **principal structure**.
39. **Group care facilities** (category I and II, except for homeless shelters); **care units**, except for homeless shelters; nursing homes; **assisted living facilities** pursuant to F.S. § 400.402 and ch. 58A-5 F.A.C.; and continuing care retirement communities pursuant to F.S. § 651 and ch. 4-193 F.A.C.; all subject to section-2.6.26-**5.05.04.**

40. Hardware stores (5251) with 5,000 square feet or less of gross **floor area** in the **principal structure**.
41. [Health services, offices and clinics \(8011-8049\).](#)
42. Home furniture and furnishing stores (5712-5719) with 5,000 square feet or less of gross **floor area** in the **principal structure**.
43. [Home health care services \(8082\).](#)
44. Household appliance stores (5722) with 5,000 square feet or less of gross **floor area** in the **principal structure**.
45. [Insurance carriers, agents and brokers \(6311-6399, 6411\).](#)
46. Labor unions (8631).
47. [Landscape architects, consulting and planning \(0781\).](#)
48. Laundry, cleaning and garment services (7211, 7212, 7215, 7216), non-industrial dry cleaning only.
49. [Legal services \(8111\).](#)
50. Libraries (8231).
51. [Loan brokers \(6163\).](#)
52. [Management services \(8741 & 8742\).](#)
53. Marinas (4493), subject to section ~~2.6.22~~ **5.05.02**.
54. Membership organizations, miscellaneous (8699).
55. [Mortgage brokers and loan correspondents \(6162\).](#)
56. Museums and art galleries (8412).
57. Musical instrument stores (5736) with 5,000 square feet or less of gross **floor area** in the **principal structure**.
58. Paint stores (5231) with 5,000 square feet or less of gross **floor area** in the **principal structure**.
59. [Personal credit institutions \(6141\).](#)
60. Personal services, miscellaneous (7299 - babysitting bureaus, clothing rental, costume rental, dating service, debt counseling, depilatory salons, diet workshops, dress

suit rental, electrolysis, genealogical investigation service, and hair removal only).

61. Personnel supply services (7361 & 7363).
62. Photocopying and duplicating services (7334).
63. Photofinishing laboratories (7384).
64. Photographic studios, portrait (7221).
65. Physical fitness facilities (7991).
66. Political organizations (8651).
67. Professional membership organizations (8621).
68. Public administration (groups 9111-9199, 9229, 9311, 9411-9451, 9511-9532, 9611-9661).
69. Public relations services (8743).
70. Radio, television and consumer electronics stores (5731) with 5,000 square feet or less of gross **floor area** in the **principal structure**.
71. Radio, television and publishers advertising representatives (7313).
72. Real Estate (6531-6552).
73. Record and prerecorded tape stores (5735) with 5,000 square feet or less of gross **floor area** in the **principal structure**.
74. Religious organizations (8661).
75. Repair services - miscellaneous (7629-7631, 7699 - bicycle repair, binocular repair, camera repair, key duplicating, lawnmower repair, leather goods repair, locksmith shop, picture framing, and pocketbook repair only).
76. Retail nurseries, lawn and garden supply stores (5261) with 5,000 square feet or less of gross **floor area** in the **principal structure**.
77. Retail services - miscellaneous (5921-5963 except pawnshops and building materials, 5992-5999 except auction rooms, awning shops, gravestones, hot tubs, monuments, swimming pools, tombstones and whirlpool

baths) with 5,000 square feet or less of gross **floor area** in the **principal structure**.

78. Secretarial and court reporting services (7338).
79. Security and commodity brokers, dealer, exchanges and services (6211-6289).
80. Shoe repair shops and shoeshine parlors (7251).
81. Social services, individual and family (8322 activity centers, elderly or handicapped only; day care centers, adult and handicapped only).
82. Surveying services (8713).
83. Tax return preparation services (7291).
84. Travel agencies (4724, no other transportation services).
85. United State Postal Service (4311, except major distribution center).
86. Veterinary services (0742), excluding outdoor **kenneling**.
87. Videotape rental (7841) with 5,000 square feet or less of gross **floor area** in the **principal structure**.
88. Wallpaper stores (5231) with 5,000 square feet or less of gross **floor area** in the **principal structure**.
89. Any use which was permissible under the prior General Retail Commercial (GRC) zoning district, as identified by Zoning Ordinance adopted October 8, 1974, and which was lawfully existing prior to the adoption of this Code.
90. Any other commercial use or professional service which is comparable in nature with the foregoing uses including those that exclusively serve the administrative as opposed to the operational functions of a business and are associated with activities conducted in an office, as provided for in subsection 10.02.02 F.
91. Any of the foregoing uses that are subject to a gross **floor area** limitation shall be permitted by right without the maximum **floor area** limitation if the use is developed as ~~an individual structure that is part~~ **a component** of a **shopping center**.

2. **Accessory uses.** a. ~~Uses and structures that are accessory and incidental to the uses permitted as of right in the C-3 district.~~

1. Caretaker's residence, subject to section ~~2.6.16~~ **5.03.05**.
3. **Conditional uses.** The following uses are permissible as conditional uses in the commercial intermediate district (C-3), subject to the standards and procedures established in sections 2.7.4, **4.02.02 and 10.08.00**.
 1. Amusements and recreation services (7999 - boat rental, miniature golf course, bicycle and moped rental, rental of **beach** chairs and accessories only).
 2. **Ancillary plants.**
 3. Bowling centers (7933).
 4. Coin operated amusement devices (7993).
 5. Courts (9211).
 6. Dance Studios, schools and halls (7911).
 7. Drinking places (5813) excluding bottle clubs. All establishments engaged in the retail sale of alcoholic beverages for on-premise consumption are subject to the locational requirements of section ~~2.6.10~~ **5.05.01**.
 8. Educational services (8221 & 8222).
 9. Fire protection (9224).
 10. Food stores with greater than 5,000 square feet of gross **floor area** in the **principal structure** (groups 5411--5499).
 11. Homeless shelters.
 12. **Hospitals** (groups 8062--8069).
 13. Legal counsel and prosecution (9222).
 14. Mixed residential and commercial uses, subject to the following criteria:
 - i. A site **development plan** is approved pursuant to division ~~3.3~~ **section 10.02.03** that is designed to protect the character of the residential uses and neighboring lands;
 - ii. The commercial uses in the **development** may be limited in hours of operation, size of delivery trucks, and type of equipment;

- iii. The residential uses are designed so that they are compatible with the commercial uses;
- iv. Residential **dwelling units** are located above principal uses;
- v. Residential and commercial uses do not occupy the same floor of a **building**;
- vi. The number of residential **dwelling units** shall be controlled by the dimensional standards of the C-3 district, together with the specific requirement that in no instance shall the residential uses exceed 50 percent of the gross **floor area** of the **building** or the **density** permitted under the growth management plan;
- vii. **Building** height may not exceed two stories;
- viii. Each residential dwelling unit shall contain the following minimum **floor areas**: efficiency and one-bedroom, 450 square feet; two-bedroom, 650 square feet; three-bedroom, 900 square feet;
- ix. The residential **dwelling units** shall be restricted to occupancy by the owners or lessees of the commercial units below;
- x. A minimum of 30 percent of the mixed use **development** shall be maintained as **open space**. The following may be used to satisfy the **open space** requirements: areas used to satisfy water management requirements; landscaped areas; recreation areas; or **setback** areas not covered with **impervious** surface or used for parking (parking lot islands may not be used unless existing native vegetation is maintained);
- xi. The mixed commercial/residential structure shall be designed to enhance **compatibility** of the commercial and residential uses through such measures as, but not limited to, minimizing noise associated with commercial uses; directing commercial lighting away from residential units; and separating pedestrian and vehicular accessways and parking areas from residential units, to the greatest extent possible.

15. Motion picture theaters (7832 - except drive-in).

16. Permitted food service (5812, eating places) uses with more than 6,000 square feet of gross **floor area** in the **principal structure**.
17. Permitted personal services, video rental or retail uses (5912 - excluding drug stores), with more than 5,000 square feet of gross **floor area** in the **principal structure**.
- ~~18. Permitted use with less than 700 square feet gross **floor area** in the **principal structure**.~~
18. Public order and safety (9229).
19. Social services (8322 – other than those permitted, 8331-8399).
20. Soup kitchens.
21. Theatrical producers and miscellaneous theatrical services (7922 - community theaters only).
22. Vocational schools (8243--8299).
23. Any other intermediate commercial use which is comparable in nature with the foregoing list of permitted uses and consistent with the permitted uses and purpose and intent statement of the district. ~~as determined by the board of zoning appeals.~~ Comparable uses may be determined as provided for in subsection 10.02.02 F., where administrative discretion is permitted, or pursuant to section 10.08.00, where formal application to the board of zoning appeals is required.

D. General Commercial District (C-4) *Purpose and intent*. The general commercial district “C-4” is intended to provide for those types of land uses that attract large segments of the population at the same time by virtue of scale, coupled with the type of activity. The purpose and intent of the C-4 district is to provide the opportunity for the most diverse types of commercial activities delivering goods and services, including entertainment and recreational attractions, at a larger scale than the C-1 through C-3 districts. As such, all of the uses permitted in the C-1 through C-3 districts are also permitted in the C-4 district. The outside storage of merchandise and equipment is prohibited, except to the extent that it is associated with the commercial activity conducted on-site such as, but not limited to, automobile sales, marine vessels, and the renting and leasing of equipment. Activity centers are suitable locations for the uses permitted by the C-4 district because most activity centers are located at the intersection of **arterial roads**. Therefore the uses in the C-4 district can most be sustained by the transportation network of major roads. The C-4 district is permitted in accordance with the **locational criteria** for **uses** and the goals, objectives, and policies as identified in the future land

use element of the Collier County GMP. The maximum density permissible or permitted in a district shall not exceed the density permissible under the density rating system.

1. Permitted uses.

a. ~~Unless otherwise provided for in this Code, all permitted uses in the C-3 commercial intermediate district.~~

1. Accounting (8721).
2. Adjustment and collection services (7322).
3. Advertising agencies (7311).
4. Advertising – miscellaneous (7319).
5. Ancillary plants.
6. Amusement and recreation services, indoor only (7999).
7. Amusement and recreation services, outdoor (7999 - fishing piers and lakes operation, houseboat rental, pleasure boat rental, operation of party fishing boats, canoe rental only).
8. Animal specialty services, except veterinary (0752), excluding outdoor kenneling.
9. Apparel and accessory stores (5611-5699).
10. Architectural services (8712).
11. Auditing (8721).
12. Auto and home supply stores (5531).
13. Automobile Parking, automobile parking garages and parking structures (7521 – shall not be construed to permit the activity of “tow-in parking lots”).
14. Automotive dealers (5599), new vehicles only.
15. Automotive services (7549) except that this shall not be construed to permit the activity of "wrecker service (towing) automobiles, road and towing service."
16. Banks, credit Unions and trusts (6011-6099).
17. Barber shops (7241, except for barber schools).

18. Beauty shops (7231, except for beauty schools).
19. Bookkeeping services (8721).
20. Bowling centers (7933).
21. Building cleaning and maintenance services (7349).
22. Business associations (8611).
23. Business consulting services (8748).
24. Business credit institutions (6153-6159).
25. Business services - miscellaneous (7389, except auctioneering service, automobile recovery, automobile repossession, batik work, bottle exchanges, bronzing, cloth cutting, contractors' disbursement, cosmetic kits, cotton inspection, cotton sampler, directories-telephone, drive-away automobile, exhibits-building, filling pressure containers, field warehousing, fire extinguisher, floats-decoration, folding and refolding, gas systems, bottle labeling, liquidation services, metal slitting and shearing, packaging and labeling, patrol of electric transmission or gas lines, pipeline or powerline inspection, press clipping service, recording studios, repossession service, rug binding, salvaging of damaged merchandise, scrap steel cutting and slitting, shrinking textiles, solvent recovery, sponging textiles, swimming pool cleaning, tape slitting, texture designers, textile folding, tobacco sheeting, window trimming, and yacht brokers).
26. Cable and other pay television services (4841) including communications towers up to specified height, subject to section ~~2.6.35~~ 5.05.09.
27. Carpet and Upholstery cleaning (7217).
28. Carwashes (7542) provided that carwashes abutting residential zoning districts shall be subject to the following criteria:
 - i. Size of vehicles. Carwashes designed to serve vehicles exceeding a capacity rating of one ton shall not be allowed;
 - ii. Minimum yards
 - a) Front yard setback: 50 feet;
 - b) Side yard setback: 40 feet;

- c) Rear yard setback: 40 feet;
 - iii. Minimum frontage. A carwash shall not be located on a lot with less than 150 feet of frontage on a dedicated street or highway;
 - iv. Lot size. Minimum 18,000 square feet;
 - v. Fence requirements. If a carwash abuts a residential district, a masonry or equivalent wall constructed with a decorative finish, six feet in height shall be erected along the lot line opposite the residential district and the lot lines perpendicular to the lot lines opposite the residential district for a distance not less than 15 feet. The wall shall be located within a landscaped buffer as specified in section ~~2.4.7.~~ **4.06.00.** All walls shall be protected by a barrier to prevent vehicle from contacting them;
 - vi. Architecture. The building shall maintain a consistent architectural theme along each building façade;
 - vii. Noise. A carwash shall be subject to Ordinance No. 90-17, Collier County Noise Control Ordinance [Code ch. 54, art. IV];
 - viii. Washing and polishing. The washing and polishing operations for all car washing facilities, including self-service car washing facilities, shall be enclosed on at least two sides and shall be covered by a roof. Vacuuming facilities may be located outside the building, but may not be located in any required yard area;
 - ix. Hours of operation: Carwashes abutting residential districts shall be closed from 10:00 p.m. to 7:00 a.m.
- 29. Child day care services (8351).
 - 30. Churches.
 - 31. Civic, social and fraternal associations (8641).
 - 32. Coin-operated laundries and dry cleaning (7215).
 - 33. Coin-operation amusement devices (7993).

34. [Commercial art and graphic design \(7336\).](#)
35. [Commercial photography \(7335\).](#)
36. Commercial printing (2752, excluding newspapers).
37. Commercial Sports (7941).
38. [Computer programming, data processing and other services \(7371 – 7376, 7379\).](#)
39. Computer and computer software stores (5734).
40. [Credit reporting services \(7323\).](#)
41. Dance studios, schools and halls (7911).
42. Detective, guard and armored car service (7381 - except armored car and dog rental).
43. Department stores (5311).
44. [Direct mail advertising services \(7331\).](#)
45. Disinfecting and pest control services (7342).
46. [Drug stores \(5912\).](#)
47. Eating and drinking establishments (5812 and 5813) excluding bottle clubs. All establishments engaged in the retail sale of alcoholic beverages for on-premise consumption are subject to the locational requirements of section ~~2.6.10~~ [5.05.01](#).
48. [Educational plants.](#)
49. Educational services (8221 and 8222).
50. Electrical and electronic repair shops (7622-7629).
51. Employment agencies (7361).
52. [Engineering services \(8711\).](#)
53. Equipment rental and leasing (7359 - except airplane, industrial truck, portable toilet and oil field equipment renting and leasing).
54. [Essential Services, subject to section 2.01.03.](#)
55. [Federal and federally-sponsored credit agencies \(6111\).](#)

56. Food stores (groups 5411 - 5499).
57. Funeral services (7261, except crematories).
58. Gasoline service stations (5541), with services and repairs as described in section 5.05.05.
59. General merchandise stores (5331-5399).
60. Glass stores (5231).
61. Group care facilities (category I and II, except for homeless shelters); care units, except for homeless shelters; nursing homes; assisted living facilities pursuant to F.S. § 400.402 and ch. 58A-5 F.A.C.; and continuing care retirement communities pursuant to F.S. § 651 and ch. 4-193 F.A.C.; all subject to section ~~2.6.26~~ 5.05.04.
62. Hardware stores (5251).
63. Health services, offices and clinics (8011-8049).
64. Health and allied services, miscellaneous (8092-8099).
65. Home furniture and furnishing stores (5712-5719).
66. Home health care services (8082).
67. Hospitals (8062-8069).
68. Hotels and motels (7011, 7021 and 7041) when located within an activity center.
69. Household appliance stores (5722).
70. Insurance carriers, agents and brokers (6311-6399, 6411).
71. Labor unions (8631).
72. Landscape architects, consulting and planning (0781).
73. Laundry, cleaning and garment services (7211, 7212, 7216, 7219), non-industrial dry cleaning only.
74. Legal services (8111).
75. Libraries (8231).
76. Loan brokers (6163).

77. [Management services \(8741, 8742\).](#)
78. [Marinas \(4493 & 4499 - except canal operation, cargo salvaging, ship dismantling, lighterage, marine salvaging, marine wrecking, and steamship leasing\), subject to section ~~2-6-22~~ 5.05.02.](#)
79. [Medical and dental laboratories \(8071 and 8072\).](#)
80. [Medical equipment rental and leasing \(7352\).](#)
81. [Membership organizations, miscellaneous \(8699\).](#)
82. [Membership sports and recreation clubs \(7997\).](#)
83. [Mortgage brokers and loan correspondents \(6162\).](#)
84. [Motion picture theaters \(7832\).](#)
85. [Motorcycle dealers \(5571\).](#)
86. [Museums and art galleries \(8412\).](#)
87. [Musical instrument stores \(5736\).](#)
88. [News syndicates \(7383\).](#)
89. [Nursing and professional care facilities \(8051-8059\).](#)
90. [Outdoor advertising services \(7312\).](#)
91. [Paint stores \(5231\).](#)
92. [Passenger car leasing \(7515\).](#)
93. [Passenger car rental \(7514\).](#)
94. [Personal credit institutions \(6141\).](#)
95. [Personal services, miscellaneous \(7299\).](#)
96. [Personnel supply services \(7361 & 7363\).](#)
97. [Photocopying and duplicating services \(7334\).](#)
98. [Photofinishing laboratories \(7384\).](#)
99. [Photographic studios, portrait \(7221\).](#)
100. [Physical fitness facilities \(7991\).](#)

101. [Political organizations \(8651\).](#)
102. [Professional membership organizations \(8621\).](#)
103. [Public administration \(groups 9111-9199, 9229, 9311, 9411-9451, 9511-9532, 9611-9661\).](#)
104. [Public golf courses \(7992\).](#)
105. [Public or private parks and playgrounds.](#)
106. [Public relations services \(8743\).](#)
107. [Radio, television and consumer electronics stores \(5731\).](#)
108. [Radio, television and publishers advertising representatives \(7313\).](#)
109. [Radio and television broadcasting stations \(4832 & 4833\).](#)
110. [Real Estate \(6512, 6531-6552\).](#)
111. [Record and prerecorded tape stores \(5735\).](#)
112. [Religious organizations \(8661\).](#)
113. [Repair services - miscellaneous \(7699 - bicycle repair, binocular repair, camera repair, key duplicating, lawnmower repair, leather goods repair, locksmith shop, picture framing, medical equipment and pocketbook repair only\).](#)
114. [Research, development and testing services \(8731-8734\).](#)
115. [Retail - miscellaneous \(5921-5963, 5992-5999\).](#)
116. [Retail nurseries, lawn and garden supply stores \(5261\).](#)
117. [Reupholstery and furniture repair \(7641\).](#)
118. [Secretarial and court reporting services \(7338\).](#)
119. [Security and commodity brokers, dealer, exchanges and services \(6211-6289\).](#)
120. [Security systems services \(7382\).](#)
121. [Shoe repair shops and shoeshine parlors \(7251\).](#)

122. Social services, individual and family (8322 – 8399, except homeless shelters and soup kitchens).
123. Surveying services (8713).
124. Tax return preparation services (7291).
125. Telegraph and other message communications (4822) including communications towers up to specified height, subject to section 5.05.09.
126. Telephone communications (4812 and 4813) including communications towers up to specified height, subject to section 5.05.09.
127. Theatrical producers and miscellaneous theatrical services, (7922-7929) including bands, orchestras and entertainers; except motion picture producers
128. Travel agencies (4724, no other transportation services).
129. United State Postal Service (4311, except major distribution center).
130. Veterinary services (0741 & 0742), excluding outdoor kenneling.
131. Videotape rental (7841).
132. Vocational schools (8243-8299).
133. Wallpaper stores (5231).
134. Watch, clock and jewelry repair (7631).
135. Any use which was permissible under the prior General Retail Commercial (GRC) zoning district, as identified by Zoning Ordinance adopted October 8, 1974, and which was lawfully existing prior to the adoption of this Code.
136. Any other commercial use or professional service which is comparable in nature with the foregoing uses including those that exclusively serve the administrative as opposed to the operational functions of a business and are associated with activities conducted in an office, as provided for in subsection 10.02.02 F.

2. **Accessory uses.** a. ~~Uses and structures that are accessory and incidental to the uses permitted as of right in the C-4 district.~~

1. Caretaker's residence, subject to section 2.6.16- **5.03.05.**
3. **Conditional uses.** The following uses are permitted as **conditional uses** in the general commercial district (C-4), subject to the standards and procedures established in ~~division 2.7.4.~~ **section 10.08.00.**
 1. Animal specialty services, except veterinary (0752), with outdoor **kenneled**.
 2. Amusement and recreation services, outdoor (groups 7948, 7992, 7996, 7999).
 3. Auctioneering services, auction rooms (7389, 5999).
 4. Automotive dealers and gasoline service stations (groups 5521, 5551, 5561, 5599 outdoor display permitted).
 5. Automotive rental and leasing, outdoor display permitted (groups 7513, 7519).
 6. Bottle clubs. (All establishments engaged in the retail sale of alcoholic beverages for the on-premise consumption are subject to the locational requirements of section ~~2.6.10~~ **5.05.01.**)
 7. Courts (9211).
 8. Fire protection (9224).
 9. Fishing, hunting and trapping (groups 0912--0919).
 10. Fuel dealers (groups 5983--5989).
 11. Homeless shelters.
 12. **Hotels and motels** (groups 7011, 7021, 7041 when located outside an activity center).
 13. Kiosks.
 14. Legal counsel and prosecution (9222).
 15. Local and suburban transit (groups 4111--4121, bus stop and van pool stop only).
 16. Motion picture theaters, drive-in (7833).
 17. Communication towers above specified height, subject to section ~~2.6.35.~~ **5.05.09.**

- ~~18. Permitted use with less than 700 square feet of gross floor area in the principal structure.~~
- 18. Public order and safety (9229).
- 19. Soup kitchens.
- 20. Motor freight transportation and warehousing (4225 air conditioned and mini-and self storage warehousing only).
- 21. Veterinary services (0741 & 0742), with outdoor kenneling.
- 22. Any other general commercial use which is comparable in nature with the foregoing list of permitted uses and consistent with the permitted uses and purpose and intent statement of the district, ~~as determined by the board of zoning appeals.~~ **Comparable uses may be determined as provided for in subsection 10.02.02 F., where administrative discretion is permitted, or pursuant to section 10.08.00, where formal application to the board of zoning appeals is required.**

E. Heavy Commercial District (C-5) *Purpose and intent.* In addition to the uses provided in the C-4 zoning district, the heavy commercial district “C-5” allows a range of more intensive commercial uses and services which are generally those uses that tend to utilize outdoor space in the conduct of the business. The C-5 district permits heavy commercial services such as full-service automotive repair, and establishments primarily engaged in construction and specialized trade activities such as contractor offices, plumbing, heating and air conditioning services, and similar uses that typically have a need to store construction associated equipment and supplies within an enclosed structure or have showrooms displaying the **building** material for which they specialize. Outdoor storage **yards** are permitted with the requirement that such **yards** are completely enclosed or opaquely screened. The C-5 district is permitted in accordance with the **locational criteria** for **uses** and the goals, objectives, and policies as identified in the future land use element of the Collier County **GMP**.

1. Permitted uses.

~~a. Unless otherwise provided for in this section, all permitted uses in the C-4 general commercial district.~~

- 1. Accounting (8721).
- 2. Adjustment and collection services (7322).
- 3. Advertising agencies (7311).
- 4. Advertising – miscellaneous (7319).

5. Ancillary plants.
6. Amusement and recreation services, indoor only (7999).
7. Amusement and recreation services, outdoor (7999 - fishing piers and lakes operation, houseboat rental, pleasure boat rental, operation of party fishing boats, canoe rental only).
8. Animal specialty services, except veterinary (0752), excluding outdoor kenneling.
9. Apparel and accessory stores (5611-5699).
10. Architectural services (8712).
11. Armature rewinding shops (7694).
12. Auctioneering/auction houses (groups 7389, 5999).
13. Auditing (8721).
14. Auto and home supply stores (5531).
15. Automobile Parking, (7521).
16. Automotive dealers, miscellaneous (5599).
17. Automotive repair services (7532 – 7539)
18. Automotive services (7549), except repair and carwashes.
19. Banks, credit Unions and trusts (6011-6099).
20. Barber shops (7241, except for barber schools).
21. Beauty shops (7231, except for beauty schools).
22. Boat dealers (5551).
23. Bookkeeping services (8721).
24. Bowling centers (7933).
25. Building cleaning and maintenance services (7349).
26. Business associations (8611).
27. Business consulting services (8748).

28. Business credit institutions (6153-6159).
29. Business services (7389 - contractors' disbursement, directories-telephone, recording studios, swimming pool cleaning, and textile designers only).
30. Cable and other pay television services (4841) including communications towers up to specified height, subject to section ~~2.6.35~~ 5.05.09.
31. Carpentry and floor work (1751-1752).
32. Carpet and Upholstery cleaning (7217).
33. Carwashes (7542) provided that carwashes abutting residential zoning districts shall be subject to the following criteria:
 - x. Size of vehicles. Carwashes designed to serve vehicles exceeding a capacity rating of one ton shall not be allowed;
 - xi. Minimum yards
 - a) Front yard setback: 50 feet;
 - b) Side yard setback: 40 feet;
 - c) Rear yard setback: 40 feet;
 - xii. Minimum frontage. A carwash shall not be located on a lot with less than 150 feet of frontage on a dedicated street or highway;
 - xiii. Lot size. Minimum 18,000 square feet;
 - xiv. Fence requirements. If a carwash abuts a residential district, a masonry or equivalent wall constructed with a decorative finish, six feet in height shall be erected along the lot line opposite the residential district and the lot lines perpendicular to the lot lines opposite the residential district for a distance not less than 15 feet. The wall shall be located within a landscaped buffer as specified in section ~~2.4.7~~ 4.06.00. All walls shall be protected by a barrier to prevent vehicle from contacting them;
 - xv. Architecture. The building shall maintain a consistent architectural theme along each building façade;

- xvi. Noise. A carwash shall be subject to Ordinance No. 90-17, Collier County Noise Control Ordinance [Code ch. 54, art. IV];
- xvii. Washing and polishing. The washing and polishing operations for all car washing facilities, including self-service car washing facilities, shall be enclosed on at least two sides and shall be covered by a roof. Vacuuming facilities may be located outside the building, but may not be located in any required yard area;
- xviii. Hours of operation: Carwashes abutting residential districts shall be closed from 10:00 p.m. to 7:00 a.m.

- 34. Churches.
- 35. Civic, social and fraternal associations (8641).
- 36. Coin-operated laundries and dry cleaning (7215).
- 37. Coin-operation amusement devices (7993).
- 38. Commercial art and graphic design (7336).
- 39. Commercial fishing (0912-0919).
- 40. Commercial photography (7335).
- 41. Commercial printing (2752, excluding newspapers).
- 42. Commercial Sports (7941).
- 43. Computer programming, data processing and other services (7371 – 7376, 7379).
- 44. Computer and computer software stores (5734).
- 45. Concrete work (1771).
- 46. Courts (9211).
- 47. Credit reporting services (7323).
- 48. Crematories (7261).
- 49. Dance studios, schools and halls (7911).
- 50. Department stores (5311).

51. Detective, guard and armored car service (7381 - except armored car and dog rental).
52. Direct mail advertising services (7331).
53. Disinfecting and pest control services (7342).
54. Drug stores (5912).
55. Eating and drinking establishments (5812 and 5813) excluding bottle clubs. All establishments engaged in the retail sale of alcoholic beverages for on-premise consumption are subject to the locational requirements of section ~~2.6.10.~~ **5.05.01.**
56. **Educational plants.**
57. Educational services (8221 and 8222).
58. Electrical and electronic repair shops (7622-7629).
59. Electrical work (1731).
60. Employment agencies (7361).
61. Engineering services (8711).
62. Equipment rental and leasing (7359).
63. **Essential Services, subject to section 2.01.03.**
64. Federal and federally-sponsored credit agencies (6111).
65. Fire protection (9224).
66. Food stores (groups 5411 - 5499).
67. Funeral services (7261).
68. Gasoline service stations (5541), with services and repairs as described in section 5.05.05.
69. General building contractors (1541), non-residential buildings only.
70. General contractors (1521-1522), Single-family houses and residential buildings only.
71. General contractors (1542) – nonresidential buildings, other than industrial buildings and warehouses.

72. General merchandise stores (5331-5399).
73. Glass and glazing work (1793).
74. Glass stores (5231).
75. Group care facilities (category I and II, except for homeless shelters); care units, except for homeless shelters; nursing homes; assisted living facilities pursuant to F.S. § 400.402 and ch. 58A-5 F.A.C.; and continuing care retirement communities pursuant to F.S. § 651 and ch. 4-193 F.A.C.; all subject to section ~~2.6.26~~ 5.05.04.
76. Hardware stores (5251).
77. Health services, offices and clinics (8011-8049).
78. Health and allied services, miscellaneous (8092-8099).
79. Heating and Air-conditioning (1711).
80. Heavy construction equipment rental and leasing (7353).
81. Home furniture and furnishing stores (5712-5719).
82. Home health care services (8082).
83. Hospitals (8062-8069).
84. Hotels and motels (7011, 7021 and 7041) when located within an activity center.
85. Household appliance stores (5722).
86. Installation or erection of building equipment (1796).
87. Insurance carriers, agents and brokers (6311-6399, 6411).
88. Labor unions (8631).
89. Landscape architects, consulting and planning (0781).
90. Laundry, cleaning and garment services (7211, 7212, 7216, 7219), non-industrial dry cleaning only.
91. Legal counsel and prosecution (9222).
92. Legal services (8111).

93. [Libraries \(8231\).](#)
94. [Loan brokers \(6163\).](#)
95. [Local and suburban transit \(4111\).](#)
96. [Local passenger transportation \(4119\).](#)
97. [Lumber and other building materials dealers \(5211\).](#)
98. [Management services \(8741, 8742\).](#)
99. [Marinas \(4493 & 4499 - except canal operation, cargo salvaging, ship dismantling, lighterage, marine salvaging, marine wrecking, and steamship leasing\), subject to section ~~2.6.22~~ 5.05.02.](#)
100. [Masonry, stonework, tile setting and plastering \(1741-1743\).](#)
101. [Medical and dental laboratories \(8071 and 8072\).](#)
102. [Medical equipment rental and leasing \(7352\).](#)
103. [Membership organizations, miscellaneous \(8699\).](#)
104. [Membership sports and recreation clubs \(7997\).](#)
105. [Mobile home dealers \(5271\).](#)
106. [Mortgage brokers and loan correspondents \(6162\).](#)
107. [Motion picture theaters \(7832\).](#)
108. [Motor freight transportation and warehousing \(4225\), mini- and self-storage warehousing only.](#)
109. [Motor vehicle dealers \(5511\), new and used.](#)
110. [Motor vehicle dealers \(5521\), used only.](#)
111. [Motorcycle dealers \(5571\).](#)
112. [Museums and art galleries \(8412\).](#)
113. [Musical instrument stores \(5736\).](#)
114. [Newspapers: Publishing, or publishing and printing \(2711\).](#)
115. [News syndicates \(7383\).](#)

116. [Nursing and professional care facilities \(8051-8059\).](#)
117. [Operative builders \(1531\).](#)
118. [Outdoor advertising services \(7312\).](#)
119. [Outdoor storage yard, provided outdoor storage yard not be located closer than 25 feet to any public street and that such yard shall be completely enclosed, except for necessary ingress and egress, pursuant to the requirement of section ~~2.2.15-1/2.6~~ 4.02.12 of this Code. This provision shall not allow as a permitted accessory use, wrecking yards, junkyards, or yards used in whole or part for scrap or salvage operations or from processing, storage, display, or sales of any scrap, salvage, or secondhand building materials, junk automotive vehicle, or secondhand automotive vehicle parts.](#)
120. [Paint stores \(5231\).](#)
121. [Painting and paper hanging \(1721\).](#)
122. [Passenger car leasing \(7515\).](#)
123. [Passenger car rental \(7514\).](#)
124. [Passenger transportation arrangement \(4729\).](#)
125. [Periodicals: Publishing or publishing and printing \(2721\).](#)
126. [Personal credit institutions \(6141\).](#)
127. [Personal services, miscellaneous \(7299\).](#)
128. [Personnel supply services \(7361 & 7363\).](#)
129. [Photocopying and duplicating services \(7334\).](#)
130. [Photofinishing laboratories \(7384\).](#)
131. [Photographic studios, portrait \(7221\).](#)
132. [Physical fitness facilities \(7991\).](#)
133. [Plumbing \(1711\).](#)
134. [Police protection \(9221\).](#)
135. [Political organizations \(8651\).](#)
136. [Professional membership organizations \(8621\).](#)

137. Public administration (groups 9111-9199, 9229, 9311, 9411-9451, 9511-9532, 9611-9661).
138. Public golf courses (7992).
139. Public or private parks and playgrounds.
140. Public order and safety (9229).
141. Public relations services (8743).
142. Radio, television and consumer electronics stores (5731).
143. Radio, television and publishers advertising representatives (7313).
144. Radio and television broadcasting stations (4832 & 4833).
145. Real Estate (6512, 6531-6552).
146. Record and prerecorded tape stores (5735).
147. Recreational vehicle dealers (5561).
148. Religious organizations (8661).
149. Repair services - miscellaneous (7699 - bicycle repair, binocular repair, camera repair, key duplicating, lawnmower repair, leather goods repair, locksmith shop, medical equipment, picture framing, and pocketbook repair only).
150. Research, development and testing services (8731-8734).
151. Retail - miscellaneous (5921-5963, 5992-5999).
152. Retail nurseries, lawn and garden supply stores (5261).
153. Reupholstery and furniture repair (7641).
154. Roofing, siding and sheet metal work (1761).
155. Secretarial and court reporting services (7338).
156. Security and commodity brokers, dealer, exchanges and services (6211-6289).
157. Security systems services (7382).
158. Shoe repair shops and shoeshine parlors (7251).

159. Social services, individual and family (8322 – 8399, except homeless shelters and soup kitchens).
160. Special trade contractors (miscellaneous) (1799).
161. Structural steel erection (1791).
162. Surveying services (8713).
163. Tax return preparation services (7291).
164. Taxicabs (4121).
165. Telegraph and other message communications (4822) including communications towers up to specified height, subject to section 5.05.09.
166. Telephone communications (4812 and 4813) including communications towers up to specified height, subject to section 5.05.09.
167. Theatrical producers and miscellaneous theatrical services, (7922-7929) including bands, orchestras and entertainers; except motion picture producers.
168. Tour operators (4725).
169. Travel agencies (4724).
170. Truck rental and leasing (7513), without drivers.
171. United State Postal Service (4311, except major distribution center).
172. Upholstery and furniture repair (7641).
173. Utility trailer and recreational vehicle rental (7519).
174. Veterinary services (0741 & 0742), excluding outdoor kenneling.
175. Videotape rental (7841).
176. Vocational schools (8243-8299).
177. Wallpaper stores (5231).
178. Watch, clock and jewelry repair (7631).
179. Water well drilling (1781).

- 180. Welding repair (7692).
- 181. Any use which was permissible under the prior General Retail Commercial (GRC) zoning district, as identified by Zoning Ordinance adopted October 8, 1974, and which was lawfully existing prior to the adoption of this Code.
- 182. Any other commercial use or professional service which is comparable in nature with the foregoing uses including those that exclusively serve the administrative as opposed to the operational functions of a business and are associated with activities conducted in an office, as provided for in subsection 10.02.02 F.

2. **Accessory uses.** a. Uses and structures that are accessory and incidental to the uses permitted as of right in the C-5 district.

1. Detached caretaker's residence, subject to section 2.6.16-5.03.05.

3. **Conditional uses.** The following uses are permissible as conditional uses in the heavy commercial district (C-5), subject to the standards and procedures established in division 2.7.4-section 10.08.00.

1. Animal specialty services, except veterinary (0752), with outdoor kenneling.

2. Amusement and recreation services, outdoor (groups 7948, 7992, 7996, 7999).

3. Bottle clubs. (All establishments engaged in the retail sale of alcoholic beverages for on-premise consumption are subject to the locational requirements of section 2.6.10-5.05.01.)

4. Child day care services (8351), provided:

i. All areas and surfaces readily accessible to children shall be free of toxic substances and hazardous materials. This shall include all adjacent and abutting properties lying within 500 feet of the child care center's nearest property line.

a) For purposes of this subsection, the following definitions shall apply:

i) Hazardous materials: A material that has any of the following properties:

ignitable, corrosive, reactive and/or toxic.

ii) Toxic substances: a substance which is, or is suspected to be, carcinogenic, mutagenic, teratogenic, or toxic to human beings.

ii. It shall not be located within 500 feet of the nearest property line of land uses encompassing wholesale storage of gasoline, liquefied petroleum, gas, oil, or other flammable liquids or gases.

iii. It shall not be located on the same street customarily utilized by construction truck traffic from asphalt plants and excavation quarries.

iv. It shall have a minimum lot area of 20,000 square feet and a minimum lot width of 100 feet.

v. It shall provide a minimum usable open space of not less than 30 percent of the total square footage of the lot area.

vi. It shall provide that all open spaces to be used by children will be bounded by a fence of not less than five feet in height, to be constructed of wood, masonry or other approved material.

vii. It shall provide a landscape buffer in accordance with ~~division 2.4.~~ **section 4.06.02.**

viii. It shall comply with the State of Florida Department of Health and Rehabilitative Services Child Day Care Standards, Florida Administrative Code, chapter 10 M-12, effective March 11, 1986.

ix. Where a child care center is proposed in conjunction with, and on the same parcel as, a facility which is a permitted use, the requirements set forth in subparagraphs ~~a i~~ through ~~h viii~~ above, with the exceptions of subparagraphs ~~d iv~~ and ~~e v~~, shall be used to provide the protections to children using the child care center intended by this section consistent with the development of the proposed permitted use.

5. Communications (groups 4812--4841) with communications towers that exceed specified height, subject to section ~~2.6.35.~~ **5.05.09.**

6. Farm product raw materials (groups 5153--5159).
7. Fuel dealers (groups 5983--5989).
8. Homeless shelters, , as defined by this Code.
9. Hotels and motels (groups 7011, 7021, 7041 when located outside an activity center.)
10. Correctional institutions (group 9223).
11. Kiosks.
12. Local and suburban passenger transportation (groups 4131--4173).
13. Motion picture theaters, drive-in (7833).
- ~~14. Permitted uses with less than 700 square feet of gross floor area in the principal structure.~~
14. Soup kitchens.
15. Transfer stations (4212, local refuse collection and transportation only).
16. Veterinary services (0741 & 0742), with outdoor **kenneling**.
17. Any other heavy commercial use which is comparable in nature with the foregoing list of permitted uses and consistent with the purpose and intent statement of the district, ~~as determined by the board of zoning appeals.~~ **Comparable uses may be determined as provided for in subsection 10.02.02 F., where administrative discretion is permitted, or pursuant to section 10.08.00, where formal application to the board of zoning appeals is required.**

- F. Travel Trailer-Recreational Vehicle Campground District (TTRVC)
Purpose and intent. The provisions of this district are intended to apply to trailer **lots** for travel trailers, park model travel trailers and **recreational vehicles**, not exceeding 480 square feet in gross **floor area**. Such trailer **lots** are intended to accommodate travel trailers, model travel trailers, pickup coaches, motor homes, and other vehicular accommodations which are suitable for temporary habitation, used for travel, vacation, and recreational purposes. Campsites are intended to accommodate temporary residency while camping, vacationing or recreating. TTRVC vehicles may be permanently located on a **lot**; however, no person or persons may occupy said vehicles as permanent places of residence.

1. Permitted uses.
 - a. Travel trailers, park model travel trailers, pickup coaches, motor homes and other **recreational vehicles**.
2. ~~**Accessory uses.** a. Uses and **structures** that are accessory and incidental to the uses permitted as of right in the TTRVC district.~~
 - a. One **single-family dwelling** (not a TTRVC unit) in conjunction with the operation of the TTRVC park.
 - b. **Accessory uses** and **structures** customarily associated with travel trailer **recreational vehicle parks**, including recreation facilities (both indoor and outdoor), administration **buildings**, service **buildings** including bathrooms, laundries and similar services for residents of the park, and utilities.
 - c. **Accessory uses** and **structures** customarily associated with travel trailer **recreational vehicle** lots, including:
 - i. Enclosed utility/storage area of the same siding material and architectural style as that of the associated **recreational vehicles**, not to exceed an area of 60 square feet. Any utility/storage area shall be located **adjacent** to its associated **recreational vehicle** and made a continuous part of a screened-in porch where such a porch is attached to the vehicle as herein provided. Where utility/storage areas are made a continuous part of a screened-in porch, the area of the utility/storage area may not exceed 25 percent of the area of the screened-in porch or 120 square feet, whichever lesser. The community **development** and environmental services administrator may administratively approve an exception to **accessory structure** size limitation where such exception is necessary to allow for accessibility, in accordance with the specifications set forth in Section 4 of the Americans with Disabilities Act (ADA), to accommodate a physically handicapped individual.
 - ii. For **recreational vehicles** fixed by a permanent anchoring system, a screened-in porch elevated or at ground level with a solid roof structure, architecturally compatible with its associated **recreational vehicle**, not to exceed an area equal to the area of the **recreational vehicle** to which it is attached. Said screened-in porch shall provide for

any site utility/storage space requirements as herein provided and shall not contain any other interior walls. All such screened enclosures must be permitted and constructed according to this Code and applicable **building** codes. Exterior walls may be enclosed with screen, glass or vinyl windows, except that the storage area shall be enclosed with the same material as the principal unit.

d. Campgrounds containing 100 spaces or more shall be permitted a convenience commercial facility no greater than 15,000 square feet in total land area. This facility shall provide for the exclusive sale of convenience items to park patrons only, and shall present no visible evidence of their commercial character, including signage and lighting, from any public or private **street** or right-of-way external to the park.

3. Conditional uses. The following uses are permissible as **conditional uses** in the travel trailer **recreational vehicle** park campground district (TTRVC), subject to the standards and procedures established in ~~division 2.7.4~~ **section 10.08.00.**

a. Camping cabins subject to the following standards:

i. One camping cabin per approved TTRVC lot.

ii. The maximum number of camping cabin lots in any one TTRVC park shall be ten percent of the total number of approved TTRVC lots, not to exceed a total number of 20 camping cabin lots.

iii. Maximum **floor area** of 220 square feet.

iv. No internal water or cooking facilities.

v. Camping cabins may not be designed as a permanent residence, however, tiedowns or other safety devices may be used in order to provide security against high winds.

vi. Camping cabins must be constructed of natural wood materials such as logs, redwood, cedar, or cypress in order that it may blend harmoniously into the natural landscape character normally found in a TTRVC or campground setting.

a) The general **development** standards required for the TTRVC park shall be applicable to the camping cabin lots.

- b) All materials and construction must be in accordance with the Collier County **building code** and the requirements of the **Standard Building Code (SBC)**.
- c) At least one room of the camping cabin must have a minimum of 150 square feet of **floor area**.
- d) If camping cabins are to be located in a flood hazard zone as delineated on the most recent flood insurance rate maps, all requirements of Collier County's Flood Damage Prevention Ordinance [Code ch. 62, art. II] must be met.
- e) A party shall be allowed a maximum length of stay of two weeks in a camping cabin.

2.03.04 Industrial Zoning Districts

A, Industrial District (I) *Purpose and intent*. The purpose and intent of the industrial district "I" is to provide lands for manufacturing, processing, storage and warehousing, wholesaling, and distribution. Service and commercial activities that are related to manufacturing, processing, storage and warehousing, wholesaling, and distribution activities, as well as commercial uses relating to automotive repair and heavy equipment sales and repair are also permissible in the I district. The I district corresponds to and implements the industrial land use designation on the future land use map of the Collier County **GMP**.

1. Permitted uses.

1. Agricultural services (groups 0711, except that chemical treatment of soil for crops, fertilizer application for crops and lime spreading for crops shall be a minimum of 500 feet from a residential zoning district, 0721, except that aerial dusting and spraying, disease control for crops, spraying crops, dusting crops, and insect control for crops, with or without fertilizing, shall be a minimum of 500 feet from a residential zoning district, 0722--0724, 0761, 0782, 0783).

2. Apparel and other finished products (groups 2311--2399).

3. Ancillary Plants.

4. Automotive repair, service, and parking (groups 7513--7549).

5. Barber shops (group 7241).
6. Beauty shops or salons (7231).
7. Building construction (groups 1521--1542).
8. Business services (groups 7312, 7313, 7319, 7334--7336, 7342--7389, including auction rooms (5999), subject to parking and landscaping for retail use).
9. Communications (groups 4812--4899 including communications towers up to specified heights, subject to section 2.6.35 [5.05.09](#)).
10. Construction--Special trade contractors (groups 1711--1799).
11. Crematories (7261).
12. Depository and non-depository institutions (groups 6011--6163).
13. Eating places (5812).
14. Educational services (8243--8249).
15. Electronic and other electrical equipment (groups 3612--3699).
16. Engineering, accounting, research, management and related services (groups 8711--8748).
17. [Essential Services](#), subject to section 2.01.03.
18. Fabricated metal products (groups 3411--3479, 3491--3499).
19. Food and kindred products (groups 2011--2099 except slaughtering plants).
20. Furniture and fixtures (groups 2511--2599).
21. General aviation **airport**.
22. Gunsmith shops (group 7699).
23. Heavy construction (groups 1611--1629).
24. Health services (8011 accessory to industrial activities conducted on-site only).

25. Industrial and commercial machinery and computer equipment (3511--3599).
26. Insurance agents, brokers, and service, including Title insurance (groups 6361 and 6411).
27. Leather and leather products (groups 3131--3199).
28. Local and suburban transit (groups 4111--4173).
29. Lumber and wood products (groups 2426, 2431--2499).
30. Measuring, analyzing, and controlling instruments; photographic, medical and optical goods; watches and clocks (groups 3812--3873).
31. Membership organizations (groups 8611, 8631).
32. Miscellaneous manufacturing industries (groups 3911--3999).
33. Miscellaneous repair services (groups 7622--7699) with no associated retail sales.
34. Motor freight transportation and warehousing (groups 4212, 4213--4225, 4226 except oil and gas storage, and petroleum and chemical bulk stations).
35. Outdoor storage **yards** pursuant to the requirements of section ~~2.2.15½-6~~ **4.02.12**.
36. Paper and allied products (2621--2679).
37. Personal services (groups 7211--7219).
38. Physical fitness facilities (group 7991).
39. Printing, publishing and allied industries (groups 2711--2796).
40. Railroad transportation (4011, 4013).
41. Real estate brokers and appraisers (6531).
42. Rubber and miscellaneous plastics products (groups 3021, 3052, 3053).
43. Shooting range, indoor (group 7999).
44. Stone, clay, glass, and concrete products (groups 3221, **3231**, 3251, 3253, 3255--3273, 3275, 3281).

45. Textile mill products (groups 2211--2221, 2241--2259, 2273--2289, 2297, 2298).
46. Title abstract offices (group 6541).
47. Transportation equipment (groups 3714, 3716, 3731, 3732, 3751, 3761, 3764, 3769, 3792, 3799).
48. Transportation by air (groups 4512--4581).
49. Transportation services (groups 4724--4783, 4789 except stockyards).
50. United States Postal Services (4311).
51. Welding repair (7692).
52. Wholesale trade--Durable goods (groups 5012--5014, 5021--5049, 5063--5092, 5094--5099).
53. Wholesale trade--nondurable goods (groups 5111--5159, 5181, 5182, 5191 except that wholesale distribution of chemicals, fertilizers, insecticides, and pesticides must be a minimum of 500 feet from a residential zoning district (5192--5199)).
2. **Accessory uses.** a. ~~Uses and structures that are accessory and incidental to uses permitted as of right in the I district.~~
1. Caretaker's residence, subject to section ~~2.6.16.~~ **5.03.05.**
2. Retail sales and/or display areas as accessory to the principal use, excluding automotive sales and/or display areas, not to exceed an area greater than 20 percent of the gross **floor area** of the permitted principal use, and subject to retail standards for landscaping, parking and **open space.**
3. **Recreational vehicle** campground and ancillary support facilities when in conjunction with temporary special event activities such as air shows and the like.
3. **Conditional uses.** The following uses are permitted as **conditional uses** in the industrial district (I), subject to the standards and procedures established in ~~division 2.7.4:~~ **section 10.08.00.**
1. **Adult day care centers** (8322).

- i. Shall not be located within 500 feet of the nearest property line of land uses encompassing wholesale storage of gasoline, liquified petroleum, gas, oil, or other flammable liquids or gases.
- ii. Shall not be located on the same **street** customarily utilized by construction truck traffic from asphalt plants and excavation quarries.
- iii. Shall have a minimum **lot** area of 20,000 square feet and a minimum **lot** width of 100 feet.
- iv. Shall provide a minimum usable **open space** of not less than 30 percent of the total square footage of the **lot** area.

2. Child day care services (8351), provided:

- i. All areas and surfaces readily accessible to children shall be free of toxic substances and hazardous materials. This shall include all **adjacent** and **abutting** properties lying within 500 feet.
 - a) For purposes of this subsection, the following definitions shall apply:
 - i) Hazardous materials: A material that has any of the following properties: ignitable, corrosive, reactive and/or toxic.
 - ii) Toxic substances: A substance which is or is suspected to be, carcinogenic, mutagenic, teratogenic, or toxic to human beings.
- ii. Shall not be located within 500 feet of the nearest property line of land uses encompassing wholesale storage of gasoline, liquefied petroleum, gas, oil, or other flammable liquids or gases.
- iii. Shall not be located on the same **street** customarily utilized by construction truck traffic from asphalt plants and excavation quarries.
- iv. Shall have a minimum **lot** area of 20,000 square feet and a minimum **lot** width of 100 feet.

- v. Shall provide a minimum usable **open space** of not less than 30 percent of the total square footage of the **lot** area.
- vi. Shall provide that all **open spaces** to be used by children will be bounded by a fence of not less than five feet in height, to be constructed of wood, masonry, or other approved material.
- vii. Shall provide a **landscape buffer** in accordance with ~~division 2.4~~ **section 4.06.02** of this Code.
- viii. Shall comply with the State of Florida Department of Health and Rehabilitative Services Child Day Care Standards, Florida Administrative Code, chapter 10M-12, effective March 11, 1986.
- ix. Where a child care center is proposed in conjunction with, and on the same **parcel** as, a facility which is a permitted use, the requirements set forth in subparagraphs ~~a i h~~ **viii** above, with the exceptions of [subparagraphs] ~~d iv and e v~~ shall be used to provide the protections to children using the child care center intended by this section consistent with the **development** of the proposed permitted use.

- 3. Chemical and allied products (groups 2812--2899).
- 4. Communications (groups 4812--4899 including communications towers that exceed specified heights subject to all requirements of section ~~2.6.35~~ **5.05.09**).
- 5. Electric, gas, and sanitary services (groups 4911--4971).
- 6. Fabricated metal products (groups 3482--3489).
- 7. Food and kindred products (2011 and 2048 including slaughtering plants for human and animal consumption).
- 8. Leather tanning and finishing (3111).
- 9. Lumber and wood products (groups 2411, 2421, 2429).
- 10. Motor freight transportation and warehousing (group 4226, oil and gas storage, and petroleum and chemical bulk stations, but not located within 500 feet of a residential zoning district).
- 11. Oil and gas extraction (groups 1321, 1382).

12. Paper and allied products (2611).
13. Petroleum refining and related industries (groups 2911--2999).
14. Primary metals industries (groups 3312--3399).
15. Refuse systems (4953).
16. Rubber and miscellaneous plastics products (groups 3061--3089).
17. Stone, clay, glass, and concrete products (groups 3211, 3221, 3229, 3241, 3274, 3291--3299).
18. Textile mill products (groups 2231, 2261--2269, 2295, 2296).
19. Transportation by air (4581 **airport** flying fields).
20. Transportation services (4789 stockyards).
21. Wholesale trade--durable goods (groups 5015, 5051, 5052, 5093). Wholesale trade--nondurable goods (groups 5162, 5169, 5171, 5172, 5191).
22. Homeless shelters, as defined by this Code.
23. Soup kitchens.
24. Any other industrial use which is comparable in nature with the foregoing list of permitted uses and consistent with the purpose and intent statement of the district, ~~as determined by the board of zoning appeals.~~ **Comparable uses may be determined as provided for in subsection 10.02.02 F., where administrative discretion is permitted, or pursuant to section 10.08.00, where formal application to the board of zoning appeals is required.**

B. Business Park District (BP) Purpose and intent. The purpose and intent of the ~~business park district~~ "BP" is to provide a mix of **industrial uses**, corporate headquarters offices and business/professional offices which complement each other and provide convenience services for the employees within the district; and to attract businesses that create high value added jobs. It is intended that the BP district be designed in an attractive park-like environment, with low structural **density** and large landscaped areas for both the functional use of **buffering** and enjoyment by the employees of the BP district. The BP district is permitted by the ~~urban mixed use, urban commercial, and urban-industrial~~ districts of the future ~~land use~~ element of the Collier County **GMP**.

1. Permitted uses. The following uses, as identified within the latest edition of the Standard Industrial Classification Manual, or as otherwise provided for within this section, are permitted as of right, or as uses accessory to permitted primary and secondary uses in the business park district.
 - a. Permitted primary uses. One hundred percent of the total business park district acreage is allowed to be developed with the following uses:
 1. Aircraft and parts (groups 3721–3728).
 2. Apparel and other finished products (groups 2311–2399).
 3. Business services (group 7311).
 4. Communications (group 4812-4899 including communication towers limited in height to 100 feet and subject to section 2.6.35.6.2.1. [5.05.09.](#)).
 5. Construction: Special trade contractors (groups 1711-1799).
 6. Depository and non-depository institutions (groups 6011, 6019, 6081, 6082).
 7. Drugs and medicines (groups 2833-2836).
 8. Eating places (group 5812 not including fast foods, walk-up windows and drive-thru restaurants).
 9. Educational services (8221-8299).
 10. Electronic and other electrical equipment manufacturing (groups 3612-3699).
 11. Engineering, accounting, research, management and related services (groups 8711-8748).
 12. Food manufacturing (groups 2034, 2038, 2053, 2064, 2066, 2068, 2096, 2098, 2099).
 13. Furniture and fixtures manufacturing (groups 2511-2599).
 14. Government offices/buildings (groups 9111-9222, 9224-9229, 9311, 9411-9451, 9511-9532, 9611-9661).
 15. Health services (groups 8011-8049).

16. Industrial and commercial machinery and computer equipment (3511-3599).
17. Industrial inorganic chemicals (groups 2812-2819).
18. Job training and vocational rehabilitation services (group 8331).
19. Labor unions (8631).
20. Leather and leather products (groups 3131-3199).
21. Measuring, analyzing, and controlling instruments; photographic, medical and optical goods; watches and clocks manufacturing (groups 3812-3873).
22. Medical laboratories and research and rehabilitative centers (groups 8071, 8072, 8092, 8093).
23. Miscellaneous manufacturing industries (groups 3911-3999).
24. Motion picture production (groups 7812-7819).
25. Motor freight transportation and warehousing (4225 mini- and self- storage warehousing only and subject to the following criteria:
 - a) The use of metal roll-up garage doors located on the exterior of the perimeter buildings and walls of buildings which are visible from a public right-of-way is prohibited; and
 - b) Access to individual units whether direct or indirect must be from the side of a building that is oriented internally; and
 - c) No building shall exceed 100 feet in length when adjacent to a residential zoning district; and
 - d) No outdoor storage of any kind is permitted; and
 - e) Storage units shall be utilized for storage purposes only.
26. The use of metal roll-up garage doors located on the exterior of the perimeter buildings and walls of

buildings which are visible from a public right-of-way is prohibited; and

a) Access to individual units whether direct or indirect must be from the side of a building that is oriented internally; and

b) No building shall exceed 100 feet in length when adjacent to a residential zoning district; and

c) No outdoor storage of any kind is permitted; and

d) Storage units shall be utilized for storage purposes only.

27. Paper and allied products (2621-2679).

28. Plastic materials and synthetics (groups 2821, 2834).

29. Printing, publishing and allied industries (groups 2711-2796).

30. Rubber and miscellaneous plastics products (groups 3021, 3052, 3053).

31. Security/commodity brokers (group 6211);

32. Transportation equipment (groups 3714, 3716, 3731, 3732, 3751, 3792, 3799).

33. United States Postal services (4311).

34. Wholesale trade durable goods (groups 5021, 5031, 5043-5049, 5063-5078, 5091, 5092, 5094-5099).

35. Wholesale trade nondurable goods (groups 5111-5159, 5181, 5182, 5191 except that wholesale distribution of chemicals, fertilizers, insecticides, and pesticides shall be a minimum of 500 feet from a residential zoning district (5192-5199).

36. Any other use which is comparable in nature with the forgoing uses and is otherwise clearly consistent with the intent and purpose statement of the district.

- b. Permitted secondary uses accessory to the business park district. Development is limited to a maximum of 30 percent of the total acreage of the business park district for the following uses:
1. Business services (groups 7312, 7313, 7319, 7331, 7334-7336, 7342, 7349, 7352, 7361, 7363, 7371-7384, 7389).
 2. Child day care services (group 8351).
 3. Depository and non-depository institutions (groups 6021-6062, 6091, 6099, 6111-6163).
 4. Drug stores (group 5912, limited to drug stores and pharmacies) in conjunction with health services group and medical laboratories / research / rehabilitative groups.
 5. Hotels (groups 7011 hotels only). Maximum density 26 units per acre when located within activity centers and 16 units per acre when located outside activity centers. The maximum floor area ratio for hotels shall not exceed a factor of 0.60.
 6. Membership organizations (group 8611); business associations (group 8621); professional organizations (group 8631); labor unions and similar labor organizations.
 7. Personal services (groups 7215-7231, 7241).
 8. Physical fitness facilities and bowling centers (groups 7991, 7993).
 9. Professional offices; insurance agencies (group 6411); insurance carriers (groups 6311-6399); real estate (groups 6531, 6541, 6552, 6553); holding and other investment offices (groups 6712-6799); attorneys (group 8111).
 10. Travel agencies (group 4724).
- c. Uses accessory to permitted primary and secondary uses: ~~j. Uses and structures that are accessory and incidental to uses permitted as of right in the BP district.~~
1. Caretaker's residence, subject to section 2.6.16. [5.03.05.](#)

2. Retail sales and/or display areas as accessory to the principal use, not to exceed an area greater than 20 percent of the gross floor area of the permitted principal use and subject to retail standards for landscaping, parking and open space.

2. Conditional uses:

- a. Ancillary plants.

2.03.05 Civic and Institutional Zoning Districts

A. Public Use District (P) ~~Purpose and intent.~~ The purpose and intent of public use district "P" is to accommodate only local, state and federally owned or leased and operated government facilities that provide essential public services. The P district is intended to facilitate the coordination of urban services and land uses while minimizing the potential disruption of the uses of nearby properties.

~~Any public facilities that lawfully existed prior to the effective date of this Code and that are not zoned for public use district (P) are determined to be conforming with these zoning regulations.~~

~~Any future expansion of these public facilities on lands previously reserved for their use shall be required to meet the regulations in effect for the zoning district in which the public facility is located.~~

~~Government-owned properties rented or leased to nongovernmental entities for purposes not related to providing governmental services or support functions to a primary civic or public institutional use shall not be zoned for the public use district (P), but rather, shall be zoned or rezoned according to the use types or the use characteristics which predominate.~~

1. Permitted uses.

- a. Administrative service facilities.
- b. Child care, not for profit.
- c. Collection and transfer sites for resource recovery.
- d. Communication towers.
- e. Educational Plants.
- f. Essential public service facilities.
- g. Fairgrounds.

- h. Libraries.
 - i. Museums.
 - j. Park and recreational service facilities.
 - k. Parking facilities.
 - l. Safety service facilities.
 - m. Any other public **structures** and uses which are comparable in nature with the foregoing uses.
2. **Accessory uses.** a. ~~Accessory uses and structures customarily associated with the principal permitted uses.~~
- a. Residential and commercial uses of an accessory nature which are incidental and customarily associated with support of a primary public use of the site for public purpose and which are consistent with the growth management plan.
 - b. Temporary use of the site for public purpose in accordance with ~~section 2.6.33.~~ **5.04.00.**
 - c. **Accessory uses** which are provided by concessionaires under agreement with the county for the provision of the service.
 - d. Any other public uses which are comparable in nature with the foregoing uses.
 - e. Earthmining, provided the use of the excavated materials is utilized for governmental projects.
3. **Conditional uses.** The following uses are permissible as **conditional uses** in the public use district (P), subject to the standards and procedures established in ~~division 2.7.4:~~ **section 10.08.00.**
- a. **Airports** and parking facilities.
 - b. **Ancillary plants.**
 - c. Animal control.
 - d. Detention facilities and jails.
 - e. Detoxification facilities.
 - f. Electric or gas generating plants.

- g. Incinerators.
- h. Major maintenance and service facilities.
- i. Mental health and rehabilitative facilities, not for profit.
- j. Resource recovery plants.
- kj. Rifle and pistol range for law enforcement training.
- l. Sanitary landfills.
- m. Any other public uses which are comparable in nature with the foregoing uses.
- n. Earthmining.

B. Community Facility District (CF) ~~Purpose and intent.~~ **The purpose and intent of "CF" district is to implement the GMP by permitting nonresidential land uses as generally identified in the urban designation of the future land use element. These uses can be characterized as public facilities, institutional uses, **open space** uses, recreational uses, water-related or dependent uses, and other such uses generally serving the community at large. The dimensional standards are intended to insure **compatibility** with existing or future nearby residential **development.** The CF district is limited to properties within the urban mixed use land use designation as identified on the future land use map.**

- 1. Permitted uses.
 - a. **Child care centers.**
 - b. **Churches** and houses of worship.
 - c. Civic and cultural facilities.
 - d. Museums.
 - e. Nursing homes, **assisted living facilities** (ALF) pursuant to § 400.402 F.S. and ch. 58A-5 F.A.C., **family care facilities, group care facilities** (category I) and continuing care residential communities pursuant to § 651 F.S. and ch. 4-193 F.A.C. all subject to section 2-6-26, **5.05.04.**
 - f. **Parks** and playgrounds, noncommercial recreation facilities, **open space** uses.
 - g. Schools, private and parochial, **including Educational plants for public schools.**

h. Social and fraternal organizations.

i. Educational services (groups 8211--8231).

2. ~~Accessory uses. Accessory uses and structures that are accessory and incidental to the uses permitted as of right in the CF district.~~

3. ~~Conditional uses. The following uses are permitted as conditional uses in the community facility district (CF), subject to the standards and procedures established in division 2.7.4: section 10.08.00.~~

a. Ancillary plants.

b. Archery ranges.

c. Cemeteries.

d. Community centers.

e. Golf driving ranges.

f. Group care facility (category II, care unit), subject to section 2.6.26. 5.05.04.

g. Marinas and boat ramps, subject to section 5.03.06 and the applicable review criteria set forth in section 5.05.02.

h. Private clubs, yacht clubs.

i. Public swimming pools.

j. Tennis facilities.

2.03.06 Planned Unit Development District

2.03.07 Overlay Zoning Districts

A. Corridor Management Overlay (CMO).

B. Mobile Home Overlay (MHO).

C. Airport Overlay (APO).

* * * * *

D. Special Treatment Overlay (ST).

* * * * *

E. Historic and Archaeological Sites (H).

* * * * *

F. Golden Gate Parkway Professional Office Commercial Overlay (GGPPOCO).

1. The provisions of the "GGPPOCO" district are intended to provide Golden Gate City with a viable professional office commercial district. The professional office commercial district has two (2) purposes. (1), to serve as a bonafide entry way into Golden Gate City. (2), to provide a community focal point and sense of place. The uses permitted within this district are generally low intensity, office **development** which minimize vehicular traffic, provide suitable landscaping, control ingress and egress, and ensure **compatibility** with **abutting** residential districts.

2. These regulations apply to properties north and south of Golden Gate Parkway, starting at Santa Barbara Boulevard and extending eastward to 52nd Terrace S.W. in Golden Gate City as measured perpendicularly from the **abutting right-of-way** for a distance of approximately 3,600 feet more or less and consisting of approximately 20.84 acres. These properties are identified on Map two (2) of the Golden Gate Area Master Plan. Except as provided in this regulation, all other use, dimensional, and **development** requirements shall be as required in the underlying zoning categories.

a. Permitted Uses.

i. Accounting, auditing, and bookkeeping services (group 8721).

ii. Business services (groups 7311, 7313, 7322-7331, 7335-7338, 7361, 7371, 7374-7376, 7379).

iii. Depository institutions (groups 6021-6062).

iv. Eating places (group 5812 except carry-out restaurants; contract feeding; dinner theaters; drive-in and drive-through restaurants; fast food restaurants, carry-out; restaurants, fast-food; submarine sandwich shops).

v. Engineering, architectural and surveying services (groups 8711-8713).

vi. Health services (groups 8011-8049).

- vii. Holding and other investment offices (groups 6712-6799).
- viii. Insurance carrier, agents and brokers (groups 6311-6399, 6411).
- ix. Legal services (group 8111).
- x. Management and public relations services (groups 8741-8743, 8748).
- xi. Membership organizations (groups 8611, 8621).
- xii. Museums and art galleries (group 8412).
- xiii. Non-depository credit institutions (groups 6141-6163).
- xiv. Personal services (groups 7221, 7291).
- xv. Public administration (groups 9111-9199, 9229, 9311, 9411-9451, 9511-9532, 9611-9661).
- xvi. Real estate (groups 6512-6514, 6519, 6531-6553).
- xvii. Research, development and testing services (group 8732).
- xviii. Security and commodity brokers, dealers, exchanges, and services (groups 6211-6289).
- xix. Transportation services (group 4724).
- xx. Veterinary services (group 0742 excluding outside kenneling).
- xxi. Any other commercial use or professional service which is comparable in nature with the foregoing uses.

b. **Accessory Uses.** i. ~~Uses and structures that are accessory and incidental to the permitted uses.~~

G. Immokalee Overlay. To create the Immokalee Overlay District with distinct subdistricts for the purpose of establishing **development** criteria suitable for the unique land use needs of the Immokalee Community. The boundaries of the Immokalee Overlay District are delineated on Map 1 below.

[Map 1]

1. State Road 29 Commercial Overlay Subdistrict:

[Map – SR29COSD]

2. Jefferson Avenue Commercial Overlay Subdistrict:

[Map – JACOSD]

3. Farm Market Overlay Subdistrict: Special conditions for the properties identified on Map 4; and further identified by the designation "FMOSD" on the applicable official Collier County Zoning Atlas Maps. The purpose of this designation is to provide for wholesale and retail uses, outdoor **agricultural product** displays and sales areas, truck parking, and packing houses and associated uses. The provisions of this subdistrict are intended to provide retail and wholesale opportunities for agricultural businesses as well as provide truck parking for agricultural sales but not within roadways and rights-of-way. The development standards contained herein have been designed to enhance and encourage development and redevelopment.

[Map – FMOSD]

a. Permitted uses: All permitted uses within the underlying zoning districts, and the following uses, as identified in the Standard Industrial Classification Manual (1987), are permitted as a right in this sub-district.

i. Agricultural Services (group 0723)

ii. Wholesale Trade (group 5148)

iii. Agricultural Outdoor Sales

iv. Petroleum Bulk Stations and Terminals (group 5171) and Petroleum and Petroleum Products Wholesalers, (group 5172 – gasoline: Buying in bulk and selling to farmers – wholesale only) provided:

a) Separation requirements: There shall be a minimum distance of 500 linear feet, shortest airline measurement, between the nearest points on any lot or parcel of land containing such proposed operations, and any lot or parcel which is already occupied by such operation, of for which a building permit has been issued.

b) Waiver of separation requirements: The board of zoning appeals may by resolution grant a waiver of part or all of the minimum separation requirements set forth above pursuant to ~~section 2.6.28.4.~~ of this Code. **section 10.08.00.**

c) Separation from residentially zoned lands: There shall be a minimum distance of 500 linear feet,

shortest airline measurement, from all residentially zoned land.

d) Maximum lot area: Two acres.

b. **Accessory uses.** i. ~~Uses and structures that are accessory and incidental to the permitted uses.~~

c. ~~Permitted subject to the following provisions~~ **Outdoor display and sale of merchandise:**

i. Outdoor sales of agricultural products are permitted on improved or unimproved properties provided the applicant submits a site development plan which demonstrates that provisions will be made to adequately address the following:

a) Vehicular and pedestrian traffic safety measures.

b) Parking for undeveloped properties will be calculated at a rate of 1/250 square feet of merchandise area. A maximum of 10 percent of the parking required by ~~division 2.3~~ **section 4.05.04** of this Code may be occupied or otherwise rendered unusable by the placement of temporary structures, equipment, signs, and merchandise. The minimum number of disabled parking spaced pursuant to ~~division 2.3~~ **section 4.05.07** shall be required.

c) Limited hours of operation.

d) Fencing, lighting.

e) Fire protection measures.

f) Sanitary facilities.

g) The applicant shall provide a notarized letter from the property owner granting permission to utilize the subject property for agricultural outdoor sales.

h) The placement of one sign, a maximum of 32 square feet, or two such signs for properties containing more than one street frontage shall be permitted.

i) Agricultural products may be sold from a vehicle provided that the vehicle is not located in the road right-of-way.

j) A minimum 5-foot landscape buffer shall be required adjacent to any road rights-of-way.

4. Agribusiness Overlay Subdistrict: Special conditions for the properties identified on Map 5; and further identified by the designation "AOSD" on the applicable official Collier County Zoning Atlas Maps. The purpose of this designation is to provide for wholesale uses and agricultural packing houses and associated uses. The provisions of this subdistrict are intended to provide additional lands for agricultural related businesses and expansion opportunities for existing agribusiness. The **development standards** contained herein have been designed to permit consistent land uses within the AOSD boundary.

[Map – AOSD]

- a. Permitted uses: All permitted uses within the underlying zoning districts, and the following uses, as identified in the Standard Industrial Classification Manual (1987), are permitted as a right in this sub-district.
- i. Agricultural Services (group 0723)
 - ii. Wholesale Trade (group 5148)
- b. **Accessory uses.** i.— Uses and structures that are accessory and incidental to the permitted uses.

5. Main **Street** Overlay Subdistrict: Special conditions for the properties identified in the Immokalee Area Master Plan; referenced on Map 7; and further identified by the designation "MSOSD" on the applicable official Collier County Zoning Atlas Maps. The purpose of this designation is to encourage development and redevelopment by enhancing and beautifying the downtown Main Street area through flexible design and development standards.

[Map – MSOSD]

- a. Permitted uses. For all properties within the Main Street Overlay Subdistrict, except for properties hatched as indicated on Map 7, the Main Street Overlay Subdistrict, all permitted uses within the uses within the underlying zoning districts contained within this Subdistrict, and the following uses may be permitted as of right in this Subdistrict:
- i. Hotel and motels (group 7011)
 - ii. Communication towers, as defined in section ~~2.6.35~~ **5.05.09** of this Code subject to the following:

- a) Such tower is an essential service use as defined by subsection ~~2.6.9.1.~~ **2.01.03 A.4** of this Code; and
 - b) Such tower may not exceed a height of 75 feet above grade including any antennas attached thereto.
- b. Permitted uses. For hatched properties within the Main Street Overlay Subdistrict, all permitted uses within the underlying zoning districts contained within this Subdistrict, and the following uses are permitted as of right in this Subdistrict:
 - i. All uses allowed in the Commercial Professional District (C-1), of this Code, except for group 7521.
 - ii. Communication towers, as defined in section ~~2.6.35.~~ **5.05.09** of this Code subject to the following:
 - a) Such tower is an essential service use as defined by subsection ~~2.6.9.1.~~ **2.01.03 A.4.** of this Code; and
 - b) Such tower may not exceed a height of 75 feet above grade including any antennas attached thereto.
- c. Prohibited uses. All uses prohibited within the underlying residential and commercial zoning districts contained within this Subdistrict, and the following uses, shall be prohibited in the Main Street Overlay Subdistrict:
 - i. Automobile parking (group 7521) on all properties having frontage on Main Street, North First Street, South First Street and North 9th Street within the Main Street Overlay Subdistrict.
 - ii. Automotive dealers (groups 5511, 5521, 5531 installation, 5551, 5561, 5571, 5599) on all properties having frontage on Main Street, North First Street, South First Street and North 9th Street within the Main Street Overlay Subdistrict.
 - iii. Gasoline service stations (group 5541) on all properties having frontage on Main Street and gasoline service stations (group 5541 with services and repairs as described in section ~~2.6.28.~~ **5.05.05**) are on all properties having frontage on North First Street and South First Street within the Main Street Overlay Subdistrict.
 - iv. Primary uses such as convenience stores and grocery stores are prohibited from servicing and repairing vehicles

in conjunction with the sale of gasoline, on all properties having frontage on Main Street, North First Street, South First Street and North 9th Street within the Main Street Overlay Subdistrict.

- v. Automotive repair, services, parking (groups 7514, 7515, 7521) and carwashes (group 7542) on all properties having frontage on Main Street, North First Street, South First Street and North 9th Street within the Main Street Overlay Subdistrict.
- vi. Radio and television repair shops (group 7622 automotive) is prohibited on all properties having frontage on Main Street, North First Street, South First Street and North 9th Street within the Main Street Overlay Subdistrict.
- vii. Outdoor storage yards and outdoor storage are prohibited within any front, side or rear yard on all properties within the Main Street Overlay Subdistrict.
- viii. Drive-through areas shall be prohibited on all properties having frontage on Main Street, North First Street, South First Street and North 9th Street within the Main Street Overlay Subdistrict.
- ix. Warehousing (group 4225).
- x. Communication towers, as defined in section ~~2.6.35-~~ **5.05.09** of this Code, except as otherwise permitted in this Subdistrict.
- xi. Any other heavy commercial use which is comparable in nature with the forgoing uses and is deemed inconsistent with the intent of this Subdistrict shall be prohibited.

d. **Accessory uses.**

- i. Uses and structures that are accessory and incidental to the permitted uses as of right in the underlying zoning districts contained within this subdistrict and are not otherwise prohibited by this subdistrict.
- ii. Communication towers, as defined in section ~~2.6.35-~~ **5.05.09** of this Code subject to the following:
 - a) Such tower is an essential service use as defined by subsection ~~2.6.9.1-~~ **2.01.03 A.4.** of this Code; and

- b) Such tower may not exceed a height of 75 feet above grade including any antennas attached thereto.
- e. **Conditional uses.**
- i. Conditional uses of the underlying zoning districts contained within the subdistrict, subject to the standards and procedures established in section 2.7.4: **10.08.00** and as set forth below:
 - a) Local and suburban passenger transportation (groups 4131, 4173) located upon commercially zoned properties within the Main Street Overlay Subdistrict.
 - b) Communication towers, as defined in section 2.6.35, ~~5.05.09~~ of this Code for essential service uses as defined by subsection 2.6.9.1, **2.01.03 A.4.** of this Code that exceed a height of 75 feet above grade including any antennas attached thereto.
- f. **Outdoor display and sale of merchandise.**
- i. Outdoor display and sale of merchandise, within the front and side yards on improved properties, are permitted subject to the following provisions:
 - a) The outdoor display/sale of merchandise is limited to the sale of comparable merchandise sold on the premises and is indicated on the proprietors' occupational license.
 - b) The outdoor display/sale of merchandise is permitted on improved commercially zoned properties and is subject to the submission of a site development plan that demonstrates that provisions will be made to adequately address the following:
 - i) Vehicular and pedestrian traffic safety measures.
 - ii) Location of sale/display of merchandise in relation to parking areas.
 - iii) Fire protection measures.
 - iv) Limited hours of operation from dawn until dusk.

- ii. Outdoor display and sale of merchandise within the sidewalk area only shall be permitted in conjunction with “Main Street” approved vendor carts, provided the applicant submits a site development plan which demonstrates that provisions will be made to adequately address the following:
 - a) Location of sale/display of merchandise in relation to road rights-of-way;
 - b) Vendor carts are located on sidewalks that afford the applicant a five foot clearance for non-obstructed pedestrian traffic; and
 - c) Limited hours of operation from dawn until dusk.

6. **Nonconforming Mobile Home Park** Overlay Subdistrict.

* * * * *

- H. Santa Barbara Commercial Overlay District (SBCO). Special conditions for properties **abutting** the east side of Santa Barbara Boulevard, as referenced in the Santa Barbara Commercial Subdistrict (Map 7) of the Golden Gate Area Master Plan. This is referenced as **figure 2.03.07 H.** below.

[Map 7 – SBCSD]

- 1. The purpose and intent of this district is to provide Golden Gate City with additional opportunities for small scale commercial **development** to serve the surrounding neighborhoods and those traveling nearby. This district is intended to: contain low intensity uses which generate/attract relatively low traffic volumes; be appropriately landscaped and **buffered** to protect nearby residential areas; be architecturally designed so as to be compatible with nearby residential areas; and limit **access** to promote public safety and lessen interruptions to traffic flow on Santa Barbara Boulevard.
- 2. Aggregation of **lots** is strongly encouraged so as to allow greater flexibility in site design and ease compliance with parking requirements and other **development** standards.
- 3. in order to reduce the potential conflicts that may result from residential and commercial uses being located in this district, existing residential uses, other than owner-occupied **dwellings**, are required to cease to exist within a specified time period. This does not require the removal of the residential **structures** if they can be, and are, converted to uses permitted in this district.
- 4. These regulations apply to properties **abutting** the east side of Santa Barbara Boulevard, lying north of 27th Court S.W. and south of 22nd Place

S.W., all in Golden Gate City, and consisting of approximately eleven (11) acres. These properties are identified on Map 7 of the Golden Gate Area Master Plan. Except as provided in this regulation, all other use, dimensional, and **development** requirements shall be as required or allowed in the underlying zoning categories.

5. **Sidewalks.** Projects shall provide **sidewalks** so as to encourage pedestrian and bicycle traffic. **Adjacent** projects shall coordinate the location and intersection of **sidewalks**.
6. Permitted uses.
 - a. Accounting, auditing and bookkeeping services (8721).
 - b. Amusement and recreation services (groups 7911, 7991, 7999 bicycle and moped rental only)
 - c. Apparel and accessory stores (groups 5611-5699).
 - d. Auto and home supply stores (group 5531).
 - e. Barber shops (group 7241).
 - f. Beauty shops (group 7231).
 - g. Business Services (groups 7311, 7313, 7322-7338, 7361-7379, 7384).
 - h. Child day care services (group 8351).
 - i. Depository institutions (groups 6011-6099).
 - j. Eating places (group 5812 except contract feeding, dinner theaters, food service (institutional), industrial feeding.
 - k. Educational services.
 - l. Food stores (groups 5411 except supermarkets, 5421-5499).
 - m. Funeral service and crematories (group 7261).
 - n. General merchandise stores (groups 5311-5399).
 - o. **Group care facilities (category I and II, except for homeless shelters); care units, except for homeless shelters; nursing homes; assisted living facilities** pursuant to F.S. § 400.402 and ch. 58A-5 F.A.C.; and continuing care retirement communities pursuant to F.S. § 651 and ch. 4-193 F.A.C.; all subject to section ~~2.6.26~~, **5.05.04.**

- p. Hardware stores (group 5251).
- q. Offices for engineering, architectural, and surveying services (groups 0781, 8711-8713).
- r. Health services (groups 8011-8049, 8082).
- s. Home furniture, furnishing and equipment stores (groups 5713-5719, 5731-5736).
- t. Individual and family social services (8322 activity centers, elderly or handicapped; adult day care centers; and, day care centers, adult and handicapped only).
- u. Insurance carriers, agents and brokers (groups 6311-6399, 6411).
- v. Legal services (group 8111).
- w. Management and public relations services (groups 8741-8743, 8748).
- x. Membership organizations (8611-8699).
- y. Miscellaneous repair services, except aircraft, business and office machines, large appliances, and white goods such as refrigerators and washing machines (groups 7629-7631).
- z. Miscellaneous retail services (groups 5912, 5942-5961, 5992-5999).
- aa. Museums and art galleries (group 8412).
- bb. Non-depository credit institutions (groups 6111-6163).
- cc. Paint, glass and wallpaper stores (group 5231).
- dd. Personal services (groups 7212, 7215, 7221-7251, 7291).
- ee. Photographic studios (group 7221).
- ff. Public administration (groups 9111-9199, 9229, 9311, 9411-9451, 9511-9532, 9611-9661).
- gg. Real estate (groups 6521-6541).
- hh. Retail nurseries, lawn and garden supply stores (group 5261).
- ii. Security and commodity brokers, dealer, exchanges and services (groups 6211-6289).

- jj. Shoe repair shops and shoeshine parlors (group 7251).
 - kk. Social services, not elsewhere classified (group 8399).
 - ll. United State Postal Service (group 4311 except major distribution center).
 - mm. Veterinary services (groups 0742 veterinarian's office only, 0752 dog grooming and pedigree record services only, all excluding outdoor kenneling.)
 - nn. Videotape rental (group 7841).
7. Prohibited uses.
- a. Gasoline service stations (group 5541).

I. Bayshore Drive Mixed Use Overlay District.

* * * * *

J. Goodland Zoning Overlay (GZO). To create design guidelines and **development** standards that will assure the orderly and appropriate **development** in the unincorporated area generally known as Goodland. The Goodland Zoning Overlay district (GZO) is intended to provide regulation and direction under which the growth and **development** of Goodland can occur with assurance that the tropical fishing village and small town environment of Goodland is protected and preserved, and that **development** and/or **redevelopment** reflect the unique residential and commercial characteristics of the community. The boundaries of the Goodland Zoning Overlay district are delineated on Map 1 below.

1. Permitted uses. The following uses are permitted as of right in this Subdistrict.

- a. clam nursery, subject to the following restrictions:
 - i. A "clam nursery" is defined as the growing of clams on a "raceway" or "flow-through saltwater system" on the shore of a **lot** until the clam reaches a size of approximately one-half inch.
 - ii. For the purposes of this section, a "raceway" or "flow-through saltwater system" is defined as a piece of plywood or similar material fashioned as a table-like flow through system designed to facilitate the growth of clams.
 - iii. At no time may a nursery owner operate a raceway or raceways that exceed a total of 800 square feet of surface area.

- iv. The nursery must meet the requirements of a “minimal impact **aquaculture** facility” as defined by the Department of Agriculture.
 - v. The nursery must not be operated on a vacant **lot**, unless both of the following are met:
 - a) The vacant **lot** is owned by the same individual who owns a **lot** with a residence or habitable **structure** immediately **adjacent** to the vacant **lot**; and
 - b) The vacant **lot** must not be leased to another individual for purposes of operating a clam farm within the RSF-4 and VR zoning districts.
 - vi. At no time will a nursery owner be allowed to feed the clams, as the clams will be sustained from nutrients occurring naturally in the water.
 - vii. Only the property owner or individual in control of the property will be allowed to operate a raceway on the shore of his property within the VR and RSF-4 zoning districts. In other words, a landowner must not lease his property to another individual to use for purposes of operating a clam nursery.
 - viii. Any pump or filtration system used in conjunction with the nursery must meet all applicable County noise ordinances and must not be more obtrusive than the average system used for non-commercial pool or shrimp tank.
2. **Conditional uses.** The following uses are permitted as **conditional uses** in this subdistrict:
- Reserved.
3. **Parking/storage of major recreational equipment, personal vehicles, and certain commercial vehicles.**
- a. **Within the VR and RSF-4 zoning districts, except for specifically designated travel trailer subdivisions, boats, trailers, recreational vehicles and other recreational equipment may be stored in any yard subject to the following conditions.**
 - i. **Recreational equipment must not be used for living, sleeping, or housekeeping purposes when parked or stored.**

- ii. Recreational vehicles or equipment must no exceed 35 feet in length.
 - iii. Recreational vehicles or equipment must not be parked, stored or encroach in any county **right-of-way** easement.
 - iv. Recreational vehicles or equipment that exceed 35 feet in length will be subject to the provisions of seccion 5.03.06 of his Code.
- b. Personal vehicles may be parked in the drainage swales in the VR and RSF-4 zoning districts subject to the following restrictions.
- i. No vehicle shall block or impede traffic.
- c. Commercial vehicles 35 feet in length or less will be allowed to park at the owner's home and in the drainage swale subject to the following conditions:
- i. No vehicle shall block or impede traffic;
 - ii. Drainage must not be blocked or impeded in any way as a result of the parking in swales;
 - iii. Parking will only be permitted in **driveways** and not in **yard** areas; and
 - iv. No more that two commercial vehicles may be parked at one residence/site, unless one or more of the vehicles is engaged in a construction or service operation on the residence/site where it is parked. The vehicle engaged in this service must be removed as soon as the construction or service is completed. For purposes of this subsection only, a commercial vehicle is defined as a van, pickup truck, or passenger car used for commercial purposes and licensed by the Department of Transportation. A vehicle is not considered a commercial vehicle merely by the display of a business name or other insignia. No other commercial vehicle, such as dump trucks, cement trucks, forklifts or other equipment used in the construction industry will be allowed to park at a residence or site overnight unless specifically approved by the County Manager or his designee.
4. Storage sheds. **Parcels** located off of Bayshore **Drive Way** are allowed to retain any sheds that were constructed prior to October 17, 2003. Storage sheds for fishing and boat equipment on the boat **dock parcels** off of Bayshore **Drive Way** constructed after October 17, 2003 are permissible if they comply with the following requirements:
- a. The appropriate **building** permit must be obtained.

- b. Bayshore Drive Way setback: ten feet.
 - c. Waterfront setback: ten feet.
 - d. Side yard setback: 0 feet.
 - e. Maximum size of shed: 144 square feet.
5. Sign requirements. All signs existing as of October 17, 2003 in Goodland are exempt from the requirements of the Collier County sign ordinance (section 5.06.00) for five years from October 17, 2003 or until the sign is destroyed, whichever comes first. Any signs constructed after October 17, 2003 must strictly comply with section 5.06.00. Sign maintenance is limited to painting existing signs. All other maintenance or repairs will void the exemption and require the owner to construct a sign that strictly adheres to section 5.06.00 in the event that the owner wishes to have a sign.

K. Activity Center #9 Overlay.

L. Vanderbilt Beach Residential Tourist Overlay Zoning District (VBRTO).

- 1. Purpose and intent. The purpose and the intent of this district is to encourage **development** and **redevelopment** of the Vanderbilt beach area to be sensitive to the scale, **compatibility** and sense of place that exists in the Vanderbilt Beach area. This district is intended to: establish development standards which will protect view corridors, light and air movements between the Gulf of Mexico and the Vanderbilt Lagoon and prevent the creation of a canyon-like effect on each side of the narrow Gulfshore Drive.
- 2. Applicability. These regulations shall apply to the Vanderbilt Beach Residential Tourist Overlay District as identified on the VBRTO Map VBRTO-1 and further identified by the designation "VBRTO" on the applicable official Collier County zoning atlas maps. Except as provided in this section of the code, all other uses, dimensional and **development** requirements shall be as required or allowed in the applicable underlying zoning district.
- 3. Geographic boundaries: The boundaries of the Vanderbilt Beach Residential Tourist Overlay District are delineated on Map VBRTO-1 below.

[Map VBRTO-1]

- 4. Figures. The figures (1-4) used in this section are solely intended to provide a graphic example of conditions that will protect view corridors.

light and air movements between the Gulf of Mexico and the Vanderbilt Lagoon and not as requirements for the style of specific projects. Variations from these figures, which nonetheless adhere to the provisions of this section, are permitted. The Community Character Plan For Collier County, Florida (April 2001) should be referenced as a guide for future **development** and **redevelopment** in the overlay district.

5. **Development** criteria. The following standards shall apply to all uses in this overlay district.

a. **Permitted uses.**

i. **Hotels and Motels.**

ii. **Multi-family dwellings.**

iii. **Family care facilities,** subject to section 5.05.04.

iv. **Timeshare facilities.**

b. **Accessory uses.**

i. Uses and **structures** that are accessory and incidental to the uses permitted as of right in the Vanderbilt Beach Residential Overlay District (VBRTD).

ii. Shops, personal service establishments, eating and drinking establishments, dancing and staged entertainment facilities, and meeting rooms and auditoriums where such uses are an integral part of a **hotel** or **motel** and to be used by the patrons of the **hotel/motel**.

iii. Private **docks** and **boathouses**, subject to sections 5.03.06 and 5.05.02.

iv. Recreational facilities that serve as an integral part of the permitted use designated on a site **development** plan or preliminary **subdivision** plat that has been previously reviewed and approved which may include, but are not limited to: golf course clubhouse, community center **building** and tennis facilities, parks, playgrounds and playfields.

c. **Conditional uses.** The following uses are permitted as conditional uses in the Vanderbilt Beach Residential Tourist Overlay District (VBRTD), subject to the standards and procedures established in section 10.08.00:

i. **Churches** and other places or worship.

ii. **Marinas,** subject to section 5.05.02.

- iii. Noncommercial boat launching facilities, subject to the applicable review criteria set forth in section 5.03.06.
 - iv. **Group care facilities (category I and II); care units; nursing homes; assisted living facilities** pursuant to § 400.402 F.S. and ch. 58A-5 F.A.C.; and continuing care retirement communities pursuant to § 651 F.S. and ch. 4-193 F.A.C.; all subject to section 5.05.04.
 - v. Private clubs.
 - vi. Yacht clubs.
6. Dimensional standards. The following dimensional standards shall apply to all permitted, accessory, and conditional uses in the Vanderbilt Beach Residential Tourist Overlay District (VBRTO).
- a. Minimum **lot** area. One contiguous acre, not bisected by a public right-of-way.
 - b. Minimum **lot** width. 150 feet.
 - c. Minimum **yard** requirements.
 - i. **Front yard:** one-half the **building** height with a minimum of 30 feet.
 - ii. **Side yards:** one-half the **building** height with a minimum of 15 feet.
 - iii. **Rear yard:** one-half the **building** height with a minimum of 30 feet.
 - d. Maximum height: 75 feet. The height of the **building** will be measured according to the standards **definitions** in section 1.08.02 of the Code: **building, actual height of** and **building, zoned height of.**
 - e. Maximum **density** permitted. A maximum of 26 units per acre for hotels and motels, and 16 units per acre for timeshares, multifamily, family care facilities.
 - f. Distance between **structures**. The minimum horizontal distance separation between any two **principal buildings** on the same **parcel** of land may not be less than a distance equal to 15 feet or one-half of the sum of their heights, whichever is greater. For **accessory buildings and structures** dimensional criteria, see section 4.02.01.
 - g. **Floor area** requirements.

- i. Three hundred (300) square foot minimum with a five hundred (500) square foot maximum for **hotels and motels**, except that twenty percent (20%) of the total units may exceed the maximum.
 - ii. Timeshare/multi-family minimum area: efficiency (450 square feet), one bedroom (600 square feet). And two or more bedrooms (750 square feet).
 - h. Maximum **lot** area coverage. (Reserved.)
- 7. Preservation of view corridors, light and air movements between the Gulf of Mexico and the Vanderbilt Lagoon.
 - a. Figures 1-4, while not requirements, depict desired building relationships and view plane/angle of vision examples. Figures used in this section are solely intended to provide a graphic example of conditions that will protect view corridors, light and air movements between the Gulf of Mexico and the Vanderbilt Lagoon and not as requirements for the style of specific projects. Variations from these figures, which nonetheless adhere to the provisions of this section, are permitted.
- 8. Off-street parking and off-street loading. As required in Chapter 4 of this Code.
- 9. Landscaping requirements. As required in Chapter 4 of this Code.
- 10. **Signs.** As required in section 5.06.00 of this Code.
- 11. Coastal Construction Setback Lines (CCSL). As required in subsection 10.02.06 H. of this Code.
- 12. Post-disaster Recovery And Reconstruction Management. As required in the Code of Laws of Collier County.
- 13. Vested Rights. All projects within the overlay District for which completed applications for rezoning, conditional use, variance, subdivision, site development plan or plat approval were filed with or approved by Collier County prior to the adoption date of the moratorium January 9, 2002, and subsequent amendments to LDC (moratorium provisions have expired), shall be subject to the zoning regulations for this Residential Tourist Zoning District in effect at the time the application was deemed to be complete or at the time the application was approved and or not subject to the Vanderbilt Beach Residential Tourist Overlay regulations. For purposes of this provision, the term “completed application” shall mean any application which has been deemed sufficient by planning services staff and has been assigned an application request number.

[Figure – 1]

[Figure – 2]

[Figure – 3]

[Figure – 4]

M. Restricted Parking (RP) Overlay District: restricting the parking of commercial and major recreational equipment.

* * * * *

N. Gateway Triangle Mixed Use Overlay District.

* * * * *

O. Golden Gate Downtown Center Commercial Overlay District (GGDCCO). Special conditions for properties in the vicinity of Golden Gate Parkway in Golden Gate City, as identified on the Golden Gate Downtown Center Commercial Subdistrict Map of the Golden Gate Area Master Plan and as contained herein.

1. ~~Purpose and intent.~~—The purpose and intent of this overlay district is to encourage development herein in order to improve the physical appearance of the area and create a viable downtown district for the residents of Golden Gate City and Golden Gate Estates. Emphasis shall be placed on the creation of pedestrian-oriented areas, such as outdoor dining areas and pocket parks, which do not impede the flow of traffic along Golden Gate Parkway. Also, emphasis shall be placed on the construction of mixed-use buildings. Residential dwelling units constructed in this overlay district are intended to promote resident-business ownership. The provisions of this overlay district are intended to ensure harmonious development of commercial and mixed-use buildings at a pedestrian scale that is compatible with residential development within and outside of the overlay district.
2. Aggregation of properties. This overlay district encourages the aggregation of properties in order to promote flexibility in site design. The types of uses permitted within this overlay district are low intensity retail, office, personal services, institutional, and residential. Non-residential development is intended to serve the needs of residents within the overlay district, surrounding neighborhoods, and passersby.
3. Applicability. These regulations apply to properties in Golden Gate City lying north of Golden Gate Parkway, generally bounded by 23rd Avenue SW and 23rd Place SW to the north, 45th Street SW to the west, and 41st Street SW and Collier Boulevard to the east. South of Golden Gate Parkway, these regulations apply to properties bounded by 25th Avenue SW to the south, 47th Street SW to the west, and 44th Street SW to the east. These properties are more precisely identified on Map 17, “Golden Gate Downtown Center Commercial Subdistrict” of the Golden Gate Area Master Plan and as depicted on the applicable official zoning atlas maps.

Except as provided in this regulation, **section and section 4.02.26**, all other use, dimensional and development requirements shall be as required or allowed in the underlying zoning districts.

4. Permitted uses. ~~Permitted uses within the GGDCCO include the uses listed below and those uses identified in Chapter 2, Table 1. "Permissible Land Uses in Each Zoning District".~~

a. Residential uses: **as** permitted by right in the existing residential zoning districts, except as otherwise prohibited by this overlay. **when:**

~~1. In a mixed use building.~~

1. In an existing owner occupied structure

2. In an existing non-owner occupied structure, until such time as cessation is required by **subsection 4.02.37 1.** of this Code.

b. Residential within a mixed use building

c. Commercial uses:

1. Accounting services (8721).

2. Adjustment and collection services (7322).

3. Advertising Agencies (7311).

4. Apparel & accessory stores (5611-5699).

5. Architectural services (8712), limited to 5,000 square feet per floor.

6. Auto and home supply stores (5531).

7. Barber shops (7241).

8. Beauty shops (7231).

9. Building cleaning and maintenance services (7349).

10. Business associations (8611).

11. Business consulting services (8748).

12. Business services – miscellaneous (7397).

13. Business repair service.

14. Carpet and upholstery cleaning (7217).
15. Commercial art and graphic design (7336).
16. Commercial photography (7335).
17. Computer programming, data processing, rental, leasing, repair and other services (7371 – 7379).
18. Computer and computer software stores (5734).
19. Credit reporting services (7323).
20. Department stores (5311).
21. Direct mail advertising services (7331).
22. Disinfecting and pest control services (7342).
23. Drug stores (5912), limited to 5,000 square feet per floor.
24. Eating establishments and places (5812 except commercial use employing drive-up, drive-in, or drive-through delivery of goods and/or services).
25. Electrical and electronic repair shop (7629).
26. Employment agencies (7361).
27. Engineering services (8711), limited to 5,000 square feet per floor.
28. Equipment rental and leasing (7359), not including heavy construction equipment.
29. Essential services, see sec. 2.01.03; except that **law enforcement, fire, and emergency medical services uses** are limited to administrative offices only.
30. Food stores (groups 5411-5499).
31. Funeral service and crematories (7261).
32. General merchandise stores (5331-5399).
33. Glass stores (5231).
34. Hardware stores (5251).
35. Health services, offices and clinics (8011-8049).

36. Home furniture and furnishing stores (5712-5719).
37. Home health care services (8082).
38. Household appliance stores (5722).
39. Insurance carriers, agents and brokers (6311-6399, 6411).
40. Labor unions (8631).
41. Landscape architects, consulting and planning (0781), limited to 5,000 square feet per floor.
42. Large Appliance Repair Service (7623).
43. Laundry and drycleaners agents, garment pressing, linen supply, cleaning services (7212, 7213, 7219); no coin operated laundries or drycleaners.
44. Legal services (8111).
45. Libraries (8231).
46. Management services (8741, 8742).
47. Medical equipment rental and leasing (7352).
48. Membership organizations - miscellaneous (8699).
49. Museums and art galleries (8412).
50. Musical instrument stores (5736).
51. Outdoor advertising services (7312).
52. Paint stores (5231).
53. Parks, public or private; limited to pocket parks only, generally described as a small area accessible to the general public that often includes plantings, fountains, seating areas, and other similar passive open space features.
54. Personal services – miscellaneous (7299, babysitting bureaus, clothing and costume rental, dating service, depilatory salons, diet workshops, dress suit rental, electrolysis, genealogical investigation service, and hair removal only).
55. Personnel supply services (7363, except labor pools).

56. Photocopying and duplicating services (7334).
57. Photofinishing laboratories (7384).
58. Photographic studios, portrait (7221).
59. Physical fitness facilities (7991).
60. Political organizations (8651).
61. Professional membership organizations (8621).
62. Public relations services (8743).
63. Radio, television and consumer electronics stores (5731).
64. Radio, television and publishers advertising representatives (7313).
65. Record and prerecorded tape stores (5735).
66. Real estate (6512, 6531, 6541).
67. Retail – miscellaneous (5921 – 5963 and 5992 – 5999, excluding liquor stores, pawn shops, retail firearm and ammunition sales), limited to 5,000 square feet per floor.
68. Retail nurseries, lawn and garden supply stores (5261).
69. Schools – vocational (8243-8299).
70. Secretarial and court reporting services (7338).
71. Security and commodity brokers, dealers, exchanges, and services (6211-6289).
72. Shoe repair shops or shoeshine parlors (7251).
73. Surveying services (8713), limited to 5,000 square feet per floor.
74. Tax return preparation services (7291).
75. United States Postal Service (4311, except major distribution center).
76. Videotape Rental (7841), limited to 1,800 square feet of gross floor area.
77. Wallpaper stores (5231).

78. Watch, clock and jewelry repair (7631).

5. Accessory uses. Accessory uses within the GGDCCO include the uses listed below.
 - a. Caretaker's residence, accessory to commercial and mixed use projects only.
 - b. Enameling, painting, or plating, accessory to an artist's studio or craft studio only.
 - c. Play areas and playgrounds.
 - d. Recreational facilities.

6. Conditional uses. Conditional uses within the GGDCCO include the uses listed below, subject to the standards and procedures established in section 10.08.00 and those uses identified in section 2.04.03 of this Code: ~~Table 2 "Land Uses that may be Allowable in Each Zoning District as Accessory Uses or Conditional Uses".~~
 - a. Auctioneering Services, auction rooms and houses (5999, 7389); limited to 5,000 square feet per floor.
 - b. Community centers.
 - c. Dance studios, schools, and halls (7911).
 - d. Food stores (5411-5499), over 5,000 square feet.
 - e. Motion picture theaters (7832).
 - f. Outdoor dining areas, not directly abutting the Golden Gate Parkway right-of-way.

7. Prohibited uses. Prohibited uses within the GGDCCO include the uses listed below: ~~and those uses, prohibited, by omission, in section 2.04.03 of this Code: Table 1. "Permissible Land Uses in Each Zoning District" above.~~
 - a. New residential-only structures
 - b. Any commercial use employing drive-up, drive-in or drive-through delivery of goods or services.
 - c. Sexually oriented businesses (Code of Laws, 26-151 et seq.).

2.03.08 Rural Fringe Zoning

* * * * *

2.03.09 Open Space Zoning

A. Golf Course District (GC) ~~Purpose and intent.~~ The purpose and intent of "GC" district is to provide lands for golf courses and normal **accessory uses** to golf courses, including certain uses of a commercial nature. The GC district shall be in accordance with the urban mixed use district and the agricultural rural district of the future land use element of the Collier County **GMP**.

1. Permitted uses.

a. Golf courses.

2. Accessory uses. a.—Uses and structures that are accessory and incidental to uses permitted as of right in the GC district.

a. Recreational facilities that serve as an integral part of the permitted use, including but not limited to clubhouse, community center **building**, practice driving range, shuffleboard courts, swimming pools and tennis facilities, snack shops and restrooms.

b. Pro shops with equipment sales up to 1,000 square feet in size; **restaurants** with a seating capacity of 150 seats or less and shall serve patrons no later than 10:00 p.m.

c. A maximum of two residential **dwelling units** for use by golf course employees in conjunction with the operation of the golf course.

3. **Conditional uses.** The following uses are permissible as **conditional uses** in the GC district, subject to the standards and provisions established in ~~division 2.7.4.~~ **section 10.08.00.**

a. Commercial establishments oriented to the permitted uses of the district including gift shops; pro shops with equipment sales in excess of 1,000 square feet; **restaurants** with seating capacity of greater than 150 seats; cocktail lounges, and similar uses, primarily intended to serve patrons of the golf course.

B. Conservation District (CON) ~~Purpose and intent.~~ The purpose and intent of the conservation district "CON" is to conserve, protect and maintain vital natural resource lands within unincorporated Collier County that are owned primarily by the public. All native habitats possess ecological and physical characteristics that justify attempts to maintain these important natural resources. Barrier islands, coastal bays, **wetlands**, and habitat for listed species deserve particular attention because of their ecological value and their sensitivity to perturbation. All proposals for **development**

in the **CON district** must be subject to rigorous review to ensure that the impacts of the **development** do not destroy or unacceptably degrade the inherent functional values. The CON District includes such public lands as Everglades National Park, Big Cypress National Preserve, Florida Panther National Wildlife Refuge, portions of the Big Cypress Area of Critical State Concern, Fakahatchee Strand State Preserve, Collier-Seminole State Park, Rookery Bay National Estuarine Sanctuary Research Reserve, Delnor-Wiggins State Park, and the National Audubon's Corkscrew Swamp Sanctuary (privately owned), and C.R.E.W. It is the intent of the CON District to require review of all **development** proposed within the CON District to ensure that the inherent value of the County's natural resources is not destroyed or unacceptably **altered**. The CON District corresponds to and implements the conservation land use designation on the future land use map of the Collier County **GMP**.

1. **Allowable uses.** The following uses are allowed in the CON District

- a. Uses permitted as of right.
 - i. On privately held land only, **single family dwelling units**, and **mobile homes** where the Mobile Home Zoning Overlay exists.
 - ii. On publicly and privately held lands only, dormitories, **duplexes** and other types of housing, as may be incidental to, and in support of, **conservation uses**.
 - iii. Passive parks, and other passive recreational uses, including, but not limited to:
 - a) **Open space** and recreational uses;
 - b) Biking, hiking, canoeing, and nature trails;
 - c) Equestrian paths; and
 - d) Nature preserves and wildlife sanctuaries.
 - iv. Habitat preservation and **conservation uses**.
 - v. **Family Care Facilities** and **Group Care Facilities**.
 - vi. Sporting and Recreational camps incidental to **conservation uses** on public lands; or, on privately held lands.
 - vii. **Agricultural uses** that fall within the scope of Sections 163.3162(4) and 823.14(6) Florida Statutes.

viii. Oil and gas exploration subject to applicable state drilling permits and Collier County non-environmental site **development** plan review procedures. Directional-drilling and/or previously cleared or disturbed areas shall be utilized in order to minimize impacts to native habitats, where determined to be practicable. This requirement shall be deemed satisfied upon issuance of a state permit in compliance with the criteria established in Chapter 62C-25 through 62C-30, F.A.C., as such rules existed on June 16, 2005, regardless of whether the activity occurs within the Big Cypress Watershed, as defined in Rule 62C-30.001(2), F.A.C. All applicable Collier County environmental permitting requirements shall be considered satisfied by evidence of the issuance of all applicable federal and/or state oil and gas permits for proposed oil and gas activities in Collier County, so long as the state permits comply with the requirements of Chapter 62C-25 through 62C-30, F.A.C. For those areas of Collier County outside the boundary of the Big Cypress Watershed, the **applicant** shall be responsible for convening the Big Cypress Swamp Advisory Committee as set forth in Section 377.42, F.S., to assure compliance with Chapter 62C-25 through 62C-30, even if outside the defined Big Cypress Watershed. All oil and gas **access** roads shall be constructed and protected from unauthorized uses according to the standards established in Rule 62C-30.005(2)(a)(1) through (12), F.A.C.

ix. The following **essential services**:

- a) Private wells and septic tanks necessary to serve uses identified in 1 through 8 above.
- b) Utility lines necessary to serve uses identified in 1 through 8 above, with exception of sewer lines.
- c) Sewer lines and lift stations if all of the following criteria are satisfied:
 - i) Such sewer lines or lift stations shall not be located in any NRPA Lands in the **CON District**;
 - ii) Such sewer lines or lift stations shall be located within already cleared

portions of existing rights-of-way or easements; and

iii) Such sewer lines or lift stations are necessary to serve a central sewer system that provides service to Urban Areas; or to the Rural Transition Water and Sewer District, as delineated on the Urban-Rural Fringe Transition Zone Overlay Map in the Future Land Use Element of the GMP.

d) Water pumping stations necessary to service a central water system providing service to Urban Areas; or the Rural Transition Water and Sewer District, as delineated on the Urban-Rural Fringe Transition Zone Overlay Map in the Future Land Use Element of the GMP.

b. **Accessory uses.** Uses and structures that are accessory and incidental to uses permitted as of right in the CON district.

c. **Conditional uses.** The following uses are permitted as conditional uses in the CON, subject to the standards and procedures established in section 10.08.00 and further subject to: 1) submission of a plan for development as part of the required EIS that demonstrates that wetlands, listed species and their habitat are adequately protected; and 2) conditions which may be imposed by the Board of County Commissioners, as deemed appropriate, to limit the size, location, and access to the conditional use.

i. Oil and gas field development and production, subject to federal and state field development permits and Collier County non-environmental site development plan review procedures. Directional-drilling and/or previously cleared or disturbed areas shall be utilized in order to minimize impacts to native habitats, where determined to be practicable. This requirement shall be deemed satisfied upon issuance of a state permit in compliance with the criteria established in Chapter 62C-25 through 62C-30, F.A.C., as such rules existed on June 16, 2005, regardless of whether the activity occurs within the Big Cypress Watershed, as defined in Rule 62C-30.001(2), F.A.C. All applicable Collier County environmental permitting requirements shall be considered satisfied by evidence of the issuance of

all applicable federal and/or state oil and gas permits for proposed oil and gas activities in Collier County, so long as the state permits comply with the requirements of Chapter 62C-25 through 62C-30, F.A.C. For those areas of Collier County outside the boundary of the Big Cypress Watershed, the **applicant** shall be responsible for convening the Big Cypress Swamp Advisory Committee as set forth in Section 377.42, F.S., to assure compliance with Chapter 62C-25 through 62C-30, even if outside the defined Big Cypress Watershed. All oil and gas **access** roads shall be constructed and protected from unauthorized uses according to the standards established in Rule 62C-30.005(2)(a)(1) through (12), F.A.C.

- ii. Those **essential services** set forth in **subsection 2.01.03 G.2.**
- iii. Commercial uses accessory to permitted uses **B. 1.a. iii., iv., and vii.** above, such as retail sales of produce accessory to farming, or a **restaurant** accessory to a park or preserve, so long as limitations are imposed to ensure that the commercial use functions as a subordinate use.
- iv. Staff housing in conjunction with safety service facilities and **essential services.**

This page intentionally left blank.