



Sec. 2.2.5. Residential multiple-family-6 district (RMF-6).

2.2.5.1. Purpose and intent. The purpose and intent of the residential multiple-family-6 district (RMF-6) is to provide for single-family, two-family and multifamily 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 growth management plan. 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 growth management plan. The maximum density permissible or permitted in this district shall not exceed the density permissible under the density rating system, except as permitted by policies contained in the future land use element.

2.2.5.2. Permitted uses. The following uses are permitted as of right, or as uses accessory to permitted uses, in the RMF-6 district.

2.2.5.2.1. Permitted uses.

1. Single-family dwellings.
2. Duplexes, two-family dwellings.
3. Multiple-family dwellings, townhouses except as provided by section 2.6.36.
4. Family care facilities, subject to section 2.6.26.

2.2.5.2.2. Uses accessory to permitted uses.

1. Uses and structures that are accessory and incidental to uses permitted as of right in the RMF-6 district.
2. Private docks and boathouses, subject to section 2.6.21 and 2.6.22.
3. 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, playgrounds and playfields.

2.2.5.3. Conditional uses. The following uses are permissible as conditional uses in the RMF-6 district, subject to the standards and procedures established in division 2.7.4:

1. Churches and houses of worship.
2. Schools, public and private.
3. Child care centers and adult day care centers.
4. Civic and cultural facilities.

5. Recreational facilities not accessory to principal use.
6. 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.
7. Noncommercial boat launching facilities, subject to section 2.6.22.
8. Cluster development, subject to section 2.6.27.
9. 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. as it may be amended.

2.2.5.4. Dimensional standards: The following dimensional standards shall apply to all permitted housing structure types, accessory, and conditional uses in the RMF-6 district.

2.2.5.4.1. Minimum lot area:

Single-family: 6,500 square feet except as provided at section 2.2.5.4.7. and 2.6.27.

Duplex: 12,000 square feet except as provided at section 2.6.27.

Two-family: 6,000 square feet per dwelling unit except as provided at section 2.6.27.

Three or more dwelling unit structures: 5,500 square feet per dwelling unit except as herein further provided.

2.2.5.4.2. Minimum lot width:

Single-family: 60 feet.

Duplex: 80 feet.

Two-family: 80 feet combined lot width.

Three or more dwelling unit structures: 100 feet

2.2.5.4.3. Minimum yard requirements (except as further provided at section 2.6.27). The following minimum yard requirements are in relation to platted boundaries:

	Front Yard	Side Yard	Rear Yard
One (Single) Family Dwelling Units	25'	7 1/2'	20'
Duplex Dwelling Units	25'	10'	20'
Two Unit/Family Dwelling Units	25'	10'*	20'
Three or More Family Dwelling Units	30'	15'*	20'

* Where fee simple lots are created for each dwelling unit side yards are measured from the outside wall of the principal structure.

2.2.5.4.4. Maximum height of structures.

1. *Principal structures.* Three habitable floors.

2. *Accessory structures.* 15 feet except for screen enclosure structures which may be the same height as the principal structure but in no event greater than 35 feet.

2.2.5.4.5. *Maximum density.* Actual maximum density shall be determined through application of the density rating system established in the Collier County growth management plan, or applicable policies contained in the future land use element, not to exceed six dwelling units per gross acre.

2.2.5.4.6. *Distance between structures.* The distance between any two principal structures on the same parcel shall be 15 feet or a distance equal to one-half the sum of their heights, whichever is greater, except as otherwise provided at section 2.6.27. For accessory structure yards, see section 2.6.2.

2.2.5.4.7. *Development standards for non-conforming lots of record:* Nothing herein contained shall prohibit the use of a platted lot of record for a single-family detached dwelling unit, irrespective of its dimensional and area measurements. Combinations of platted lots of record are otherwise permitted to achieve the minimum dimensional and area requirements for each housing structure type as described in the foregoing sections, except that the number of dwelling units that may be constructed on any lot of record (the original platted lot) shall be determined by dividing the area of the lot by 6,500 square feet that being the minimum lot area for each dwelling unit and further providing that when calculating the density on these non-conforming lots, a fraction of 0.50 or greater of a unit shall entitle the applicant to an additional unit.

2.2.5.4.8. *Minimum floor area.* 750 square feet.

2.2.5.4.9. *Minimum off-street parking.* As required in division 2.3.

2.2.5.4.10. *Landscaping.* As required in division 2.4.

2.2.5.4.11. *Signs.* As required in division 2.5.
(Ord. No. 92-73, § 2; Ord. No. 93-89, § 3; Ord. No. 95-58, § 3; Ord. No. 96-21, § 3; Ord. No. 97-26, § 3.B.; Ord. No. 98-63, § 3.A.; Ord. No. 99-6, § 3.A.; Ord. No. 03-27, § 3.C.)