



Sec. 2.2.7. Residential multiple-family-16 district (RMF-16).

2.2.7.1. Purpose and intent. The purpose and intent of the residential multiple-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 multiple-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 growth management plan. 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 growth management plan. 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.

2.2.7.2. Permitted uses. The following uses are permitted as of right, or as uses accessory to permitted uses, in the residential multiple-family-16 district (RMF-16).

2.2.7.2.1. Permitted uses.

1. Multiple-family dwellings.
2. Townhouses, subject to the provisions of section 2.6.36.
3. Family care facilities, subject to section 2.6.26.

2.2.7.2.2. Uses accessory to permitted uses.

1. Uses and structures that are accessory and incidental to uses permitted as of right in the RMF-16 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, parks, playgrounds and playfields.

2.2.7.3. 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 division 2.7.4:

1. Child care centers and adult day care centers.
2. Churches and houses of worship.
3. Civic and cultural facilities.
4. Noncommercial boat launching facilities, subject to section 2.6.22.
5. Schools, public and private.
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. 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.

2.2.7.4. Dimensional standards. The following dimensional standards shall apply to all permitted, accessory, and conditional uses in the residential multiple-family-16 district (RMF-16).

2.2.7.4.1. Minimum lot area. One acre.

2.2.7.4.2. Minimum lot width. 150 feet.

2.2.7.4.3. Minimum yard requirements.

1. Front yard--One half of the building height as measured from the first floor of the structure with a minimum of 30 feet.
2. Side yards--One-half of the building height as measured from the first floor of a structure with a minimum of 15 feet.
3. Rear yard--One-half the building height as measured from the first floor of the structure with a minimum of 30 feet.

2.2.7.4.4. Maximum height. 75 feet.

2.2.7.4.5. 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 16 dwelling units for each gross acre.

2.2.7.4.6. 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 for projects developed pursuant to the provisions of section 2.6.27. For accessory structure yards, see section 2.6.2.

2.2.7.4.7. Minimum floor area. Efficiency, 450 square feet; one bedroom, 600 square feet; two or more bedrooms, 750 square feet.

2.2.7.4.8. Maximum lot coverage. (Reserved.)

2.2.7.4.9. Minimum off-street parking. As required in division 2.3.

2.2.7.4.10. Landscaping. As required in division 2.4.

2.2.7.5. 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. 96-35, § 1; Ord. No. 97-26, § 3.B., 6-4-97; Ord. No. 99-6, § 3.A.; Ord. No. 02-31, § 3.B.; Ord. No. 03-27, § 3.C.)